Southend on Sea Housing and Employment Land Availability Assessment

2026 Update - Appendices

Southend-on-Sea City Council

18 September 2026

LICHFIELDS

Southend-on-Sea City Council

61495/09/CGJ/AW
41608714v1

Appendix 1 Site Assessments

Site pro-formas prepared by Southend-on-Sea City Council

HELAA





Site Ref: CA004	**Size (ha):** 10.031
Site Name: Cluster Area 4: Nestuda Way	
Neighbourhood: Eastwood	**Type:** Greenfield
Current Use: Agricultural	
Potential Use(s): Commercial, EV Charging, Energy, Burial Ground	
Source: Council	
Context and Surrounding Uses: Agricultural land bounded by Nestuda Way, A127, Len Forge Centre and playing pitches, with residential uses off Brendon Way to the west. Hedgerow runs north-south across the site. London Southend Airport is located to the north-east (height constraints given proximity to airport/runway).	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 9.338ha (93%)	Part of site in FZ2 and airport public safety zone, which may not preclude development depending on development type and if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.284ha (3%)	
SSSI: No	**Airport PSZ:** Yes	**Zone 3:** 0.409ha (4%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing access via Nestuda Way, abuts the A127
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat-Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** Yes	**Agri Land:** Yes

Summary of Constraints: Located within JAAP area, the southern section of the site allocated for 10,000sqm of business floorspace. Majority of the southern section of the site comprises best and most versatile land with agriculture the primary existing use. Within airport safeguarding zone. Eastern edge approx 200m from end of runway, with the middle of the site falling within public safety/ restricted zones, limiting development type and height. There is a pillbox on site, unlisted, and a public footpath. There may be archaeological potential on the site which could require further investigation.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Existing access to the site is via Nestuda Way
Local Services: Good	Thanet Grange commercial area including a large Tesco store lies to the east, and some provision of local shops and services at Kent Elms Corner to the west. Close to sports/ leisure facilities, as well as open space. A number of schools nearby, although not immediately adjacent to the site.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner (CfS)	**Available When:** Medium-term to Long-term
Ownership/Legal: Council Owned	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	N/A	0	0	0	0	0
Employment	5,000	5,000	Draft Concept, JAAP	0	0	2,500	2,500	0

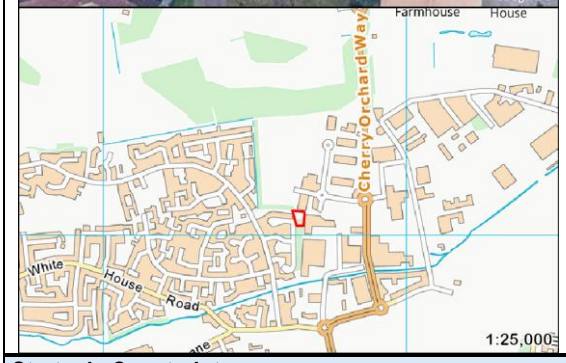
Capacity Commentary: Site comprises three parcels: HEA116, EA023 and EA050. Parcel EA023 potential for 5,000sqm commercial floorspace (class E commercial use). Initial draft concept indicates potential for convenience store, electric vehicle charging, park and ride spaces, improved strategic access. Site also being considered as potential location for burial ground. Given proximity to airport runway/PSZ further consideration may be required in terms of noise mitigation and building heights.

Housing Conclusion: Not suitable for housing | **Emp Conclusion:** Developable

Site Conclusion Summary: Submitted through Call for Sites. Comprises three parcels clustered together. HEA116 previously promoted for residential, although use discounted given constraints, including flood risk, airport PSZ. EA023 is currently allocated for 10,000sqm of business floorspace in the JAAP. CA004 is considered as having potential for commercial development, up to 10,000sqm (to achieve Electric Vehicle charging/ renewable energy production on this site, 5,000sqm may be more realistic).

Status
HELAA





Site Ref: HEA130	**Size (ha):** 0.152
Site Name: Lundy Close - SS2 6HB	
Neighbourhood: Eastwood	**Type:** Greenfield
Current Use: Vacant land	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Site includes a parcel of land to the north of an area of green space (not designated) associated with the adjacent housing estate. Surrounding uses are mixed including housing and employment to the north and east (Comet Way Employment Area).	
Relevant Planning History: 22/01214/BC3 Extant Permission for 9 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.152ha (100%)	Part of site in FZ2 but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Lundy close
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is not allocated/ designated in the Development Management Policies Map.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from Lundy Close
Local Services: Moderate	Eastwood local centre lies to the north west, with supermarket and other local services at Western Approaches. Cherry Orchard Country Park lies to the north and Scotts Park to the north west. The site isn't immediately close to local schools, Eastwood Primary School lies to the south west and Heycroft to the west.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

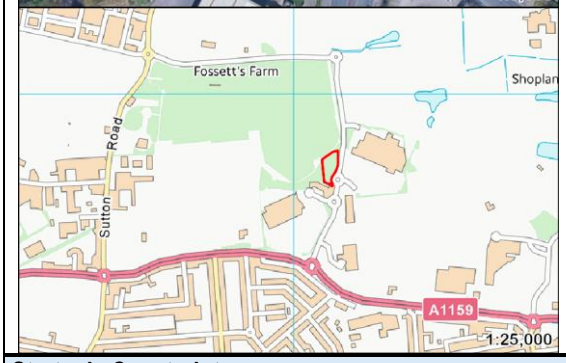
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	Planning permission (22/01214/BC3)	9	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The site has planning permission for 9 units and this is assumed as the yield for the local plan trajectory.

Housing Conclusion: Deliverable	**Emp Conclusion:** Not suitable

Site Conclusion Summary: HELAA site previously included a parcel of land to the south and north of the green space. Land owner confirmed in 2022 that northern part of the site being progressed only. Southern part of the site in flood zone, therefore not considered developable and is not available for development. Planning permission for northern part of the site for nine units.	**Status** HELAA





Site Ref: HEA261; EA048	**Size (ha):** 0.404
Site Name: Land West of Fossetts Way (near round about and Petrol Station)	
Neighbourhood: Fossetts	**Type:** Greenfield
Current Use: Vacant greenfield land	
Potential Use(s): Residential/ Commercial	
Source: Landowner	
Context and Surrounding Uses: A vacant greenfield site, with Fossetts Way to the east, and Fossetts Way Retail Park, including Waitrose to the south. Scheduled monument to the south.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** Yes	**Zone 1:** 0.404ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** No Existing Access - would be from Fossetts Way
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is located adjacent to a busy main road, and a trading estate, which may lead to some noise constraints that would require further investigation. The site is confirmed as being very good agricultural land (not in active use). Immediately adjacent to a Scheduled Monument.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Edge of centre location with two bus stops within c 0.2km served by bus route 61. Two train stations are located c 2km from the site, but the site benefits from excellent road links and direct access to the strategic road network
Local Services: Good	c 0.7km to 2x GP surgeries. C 0.4km to primary school and c 0.5km to secondary school. Wide range of services adjacent at retail park

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	46	46	HELAA 2026 assumption	0	46	0	0	0
Employment	1,310	1,310	Assumption	0	1,310	0	0	0

Capacity Commentary: HELAA 2026 assumption indicates a potential yield of 46 units, which is assumed for the Local Plan Trajectory. Alternatively, assumption made for employment use on the site.

Housing Conclusion: Suitable | **Emp Conclusion:** Suitable

Site Conclusion Summary: The site has an assumed potential capacity of 46 (gross/ net) residential units, or may alternatively offer potential for commercial floorspace. It is located close to Fossetts Way retail park. Proximity to scheduled monument would need to be addressed through the planning process.

Status
HELAA





Site Ref: HEA262; EA049	**Size (ha):** 5.365
Site Name: Land East of Fossetts Way	
Neighbourhood: Fossetts	**Type:** Greenfield
Current Use: Greenfield Site	
Potential Use(s): Residential	
Source: Landowner	
Context and Surrounding Uses: The site is located to the east of Fossetts Way, to the rear of the large B&Q store. Beyond the site to the east is a golf course, with fields to the north.	
Relevant Planning History: 21/00711/FULM Extant Permission for 221 net dwellings (21/02494/AMDT); 20/00337/OUTM - Erect 145 residential units with associated car parking, landscaping and ancillary works	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 5.365ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing - Fossetts Way
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is located adjacent to a busy main road, and a trading estate, which may lead to some noise constraints that would require further investigation. The site is confirmed as being very good agricultural land, however, the site is otherwise free of strategic constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Edge of centre location with two bus stops within c 0.5km served by bus route 61. c. 2km to the nearest train station but the site benefits from excellent road links and direct access to the strategic road network
Local Services: Good	c. 0.7km to 2x GP surgeries. c. 0.4km to primary school and c 0.6km to secondary school. Wide range of services adjacent at retail park

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site has planning permission.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	221	221	Planning permission (21/00711/FULM)	221	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Planning permission for 221 units (21/00711/FULM) has informed the capacity assumption for this site.

Housing Conclusion: Deliverable	**Emp Conclusion:** n/a

Site Conclusion Summary: The site has capacity for 221 units and is located within a suitable area for housing. The site is assumed available now given planning permission on the site.	**Status** HELAA





Site Ref: HEA263; EA022	**Size (ha):** 5.844
Site Name: Land West of Fossetts Way	
Neighbourhood: Fossetts	**Type:** Greenfield
Current Use: Vacant Land	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: A vacant greenfield site which is located to the south of Fossetts Way. Fossetts Park trading estate is located to the south, there is a recreation ground to the south/ south west, and Sutton Road crematorium to the west, with employment areas beyond. Scheduled monument to the south.	
Relevant Planning History: 24/00450/RESM Permission for 122 net dwellings, 20/00337/OUTM Extant Permission for 131 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** Yes	**Zone 1:** 5.844ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing - Fossetts Way
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The site is confirmed as being good agricultural land (not in active use). It is adjacent to a Scheduled Monument.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Edge of centre location with two bus stops within circa 0.3km served by bus route 61. Approx. 1.7km to the nearest train station, but the site benefits from excellent road links and direct access to the strategic road network
Local Services: Good	c. 0.7km to 2x GP surgeries. C. 0.5km to primary school and c. 0.6km to secondary school. Wide range of services c. 0.1km south at retail park

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	122	122	24/00450/RESM (122 units); 20/00337/OUTM	122	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

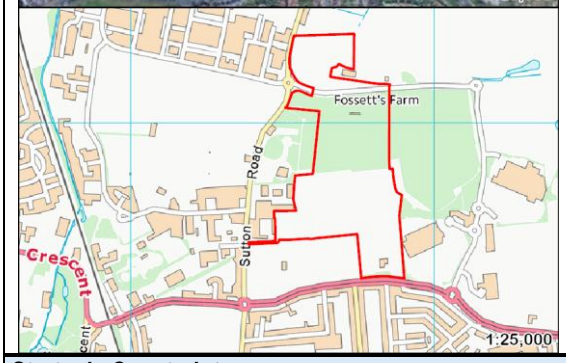
Capacity Commentary: The site has planning permission (24/00450/RESM) for 122 units and this has informed the capacity assumption for this site.

Housing Conclusion: Deliverable **Emp Conclusion:** n/a

Site Conclusion Summary: The site has planning permission for 122 units and is located within a suitable area for housing. It is situated close to a scheduled monument, which would require consideration through the planning process.

Status HELAA





Site Ref: HEA264; EA047	**Size (ha):** 20.511
Site Name: Fossetts Farm, including SUFC Training Ground, Eastern Avenue	
Neighbourhood: Fossetts	**Type:** Greenfield
Current Use: Vacant	
Potential Use(s): Mixed use residential-led	
Source: Landowner	
Context and Surrounding Uses: A large parcel of land that includes the former Southend United training ground in the southern portion of the site, with the majority of the site currently vacant.	
Relevant Planning History: 17/00733/FULM (1,461), 22/01528/FULM (decision pending) (224), 23/00419/FULM (1,503), 25/00933/FULM (966 - pending)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** Yes	**Zone 1:** 20.511ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: Yes	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing - Eastern Avenue
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is located adjacent to a busy main road, and a trading estate which may potentially cause noise issues and constrain development. The majority of the site is within the Green Belt and confirmed good agricultural land, although this is potentially excellent.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Multiple bus stops within c 0.4km served by a multiple bus routes. Two train stations are located c 1.7km from the site, and there are excellent road links and direct access to the strategic road network
Local Services: Good	c 0.7km to 2x GP surgeries. C 0.4km to primary school and c 0.8km to secondary school. Wide range of services c 0.2km east at retail park

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Multiple Ownership	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Greenfield site in area with comparatively lower values. Initial viability testing indicates development could be economically viable, depending on appropriate mix.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	966	966	Planning application 25/00933/FULM	0	466	500	0	0
Employment	955	955	Planning application 25/00933/FULM	0	461	494	0	0

Capacity Commentary: Planning application has informed the capacity assumption for this site.

Housing Conclusion: Developable (Subject to Policy) **Emp Conclusion:** Developable (Subject to Policy)

Site Conclusion Summary: A large greenfield site which has previous planning permissions that have established the principle for development. A planning application is being considered for development of the site.

Status
HELAA





Site Ref: CA001	**Size (ha):** 51.950
Site Name: Cluster Area 1: Garon's - Land north of Eastern Avenue and Royal Artillery Way. Comprises 2 land parcels	
Neighbourhood: Greenbelt	**Type:** Greenfield
Current Use: Leisure (Golf Course)	
Potential Use(s): Mixed use new neighbourhood	
Source: Council	
Context and Surrounding Uses: Located within the green belt. Comprises most of the existing Garon Park Golf Complex. The site is bordered by / forms part of a strategic leisure and recreational facility to the west and south.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 50.817ha (98%)	1.1% of the site is within Flood Zone 3 and
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.431ha (1%)	0.8% of the site is within Flood Zone 2.
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.702ha (1%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: Yes	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** New access and road would be required (tbc)
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** Yes	**Existing Prow:** Yes
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** Yes	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is located within the Green Belt and currently in use as a golf course, with associated parking and private paths, and a public right of way crossing the site. The site forms part of a strategic leisure and recreational asset for Southend (Garon Park). There are areas of high quality best and most versatile land within the site. Mucking Hall Brook to the eastern edge of the site. Existing access restricted.
Summary of Constraints Scoring: Moderate-High

Site Suitability

Accessibility: Moderate	Edge of centre location, adjacent to the strategic road network (A1159). C. 1.2km to Thorpe Bay train station with 6 bus routes facilitated from two nearby bus stops
Local Services: Moderate	Cluster ranges from 0.7km - 1.2km from primary and secondary schools. Local supermarket c. 0.4km. GP surgery 0.5-0.6km.

Overall Suitability: Potentially Suitable (Green Belt)

Availability

Intention to Develop: Confirmed by landowner (CFS)	**Available When:** Post Plan Period
Ownership/Legal: Promoted by Iceni; Bellway land option	**Overall Availability:** Available in Future

Barriers to Delivery/Market Assessment: Greenfield sites in NE. Southend area of search, located in Green Belt. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	900	900	HELAA	0	0	0	0	900
Employment	2,000	2,000	HELAA	0	0	0	0	2,000

Capacity Commentary: Considered through HELAA

Housing Conclusion: Developable (Subject to Policy) **Emp Conclusion:** Developable (Subject to Policy)

Site Conclusion Summary: The site forms part of a strategic leisure and recreational offer at Garon Park. Site submitted through Call for Sites/ promoted through the Local Plan. Site located within the green belt - subject to green belt assessment. Site contains best and most versatile land (agricultural). Subject to policy.

Status
HELAA





Site Ref: CA002	**Size (ha):** 65.308
Site Name: Cluster Area 2: Garon East - Land north of Royal Artillery Way and west of Wakering Road. Comprises 5 land parcels.	
Neighbourhood: Greenbelt	**Type:** Greenfield
Current Use: Agricultural and Leisure (Golf Course)	
Potential Use(s): Mixed use new neighbourhood	
Source: Council	
Context and Surrounding Uses: Located within the Green Belt. Comprises eastern section of Garon Park Golf course and agricultural fields bounding Royal Artillery Way, Wakering Road and Rebels Lane.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 63.704ha (98%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 1.590ha (2%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.014ha (<0%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: Yes	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** New access and road required (tbc)
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** Yes	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** Yes	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is located within the Green Belt and contains part of a golf course to the west and agricultural fields to the east. The site is traversed by a public right of way, and existing access is poor, but could be facilitated. Potential noise issues from the adjacent A-road. TPO's on southern section of site. Lawn Cottage, Wakering Road is Grade II listed and close to the site. There are areas of high quality best and most versatile land.

Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good-Moderate	Cluster of large sites in rural location, varying distances from railway stations. Some local bus services are available from stops nearby, although not all well served.
Local Services: Good	Green belt site on the edge of the existing urban area, not immediately adjacent to local shops and services.

Overall Suitability: Potentially Suitable (Green Belt)

Availability

Intention to Develop: Confirmed by landowner (CFS)	**Available When:** Medium-term to Long-term
Ownership/Legal: Promoted by Iceni; Bellway land option	**Overall Availability:** Available in Future

Barriers to Delivery/Market Assessment: Greenfield site in NE Southend area of search, located in green belt. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	1,400	1,400	HELAA	0	400	500	500	0
Employment	10,500	10,500	HELAA	0	3,000	3,750	3,750	0

Capacity Commentary: Considered through the HELAA

Housing Conclusion: Developable (Subject to Policy) **Emp Conclusion:** Developable (Subject to Policy)

Site Conclusion Summary: Site submitted through Call for Sites/ promoted through the Local Plan. Site located within the green belt - subject to green belt assessment. Subject to policy.

Status HELAA





Site Ref: CA003	**Size (ha):** 64.421
Site Name: Cluster Area 3: Land north of Poynters Lane and west of Star Lane. Comprises three land parcels	
Neighbourhood: Greenbelt	**Type:** Greenfield/ mixed
Current Use: Agricultural and Leisure (Golf Course)	
Potential Use(s): Mixed use new neighbourhood	
Source: Council	
Context and Surrounding Uses: Green Belt site cluster, comprised of agricultural land and golf course, to the west of Great Wakering/ north of North Shoebury. On eastern boundary HEA219/36 close to new housing development and light industrial units, HEA219/19 located opposite light industrial units.	
Relevant Planning History: 25/01792/OUTM (refused)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 64.421ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: Yes	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** New access and road would be required (tbc)
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Sites currently in agricultural use within the green belt, with confirmed Grade 2 quality (HEA219/19) and potential Grade 1 (HEA219/36). Public Right of Way to sites HEA219/36 and HEA219/38. Existing access to the site is poor.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: ModerateYes	Cluster of large sites in rural location, varying distances from railway stations. Some local bus services are available from stops nearby, although not all well served.
Local Services: Good-Moderate	c 1.5km from two primary schools with Shoeburyness High School c. 2.5km to the south. Supermarket c. 1.8km to the south with local amenities c. 1km to the east. A medical centre c. 0.8km to the east.

Overall Suitability: Potentially Suitable (Green Belt)

Availability

Intention to Develop: Confirmed by landowner (CfS)	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available in Future

Barriers to Delivery/Market Assessment: Greenfield site in NE Southend area of search, located in green belt. Good market attractiveness with reasonable likely values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	1,450	1,450	HELAA	0	200	600	650	0
Employment	750	750	HELAA	0	104	310	336	0

Capacity Commentary: Considered through the HELAA

Housing Conclusion: Developable (Subject to Policy)	**Emp Conclusion:** Developable (Subject to Policy)

Site Conclusion Summary: Site submitted through Call for Sites/ promoted through the Local Plan. Site located within the green belt - subject to green belt assessment. Site contains grade 1 and grade 2 agricultural land. Subject to policy.	**Status** HELAA





Site Ref: HEA143; EA020	**Size (ha):** 90.663
Site Name: Bournes Green Chase - SS1 3SB	
Neighbourhood: Greenbelt	**Type:** Greenfield
Current Use: Agricultural	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Located within the Green Belt. Agricultural land bordered to the north by Southend Road, to the west by Wakering Road, Alleyn Court School and Thorpe Hall School, and to the south by Bournes Green Chase which is the boundary of the urban area of Southend.	
Relevant Planning History: No recent planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 90.637ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.026ha (%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: Yes	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** New access and road would be required (tbc)
Landscape: Medium-High Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Green Belt/ Best and Most Versatile Agricultural Land. Potential surface water flooding to south west corner of site.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Moderate	Existing double width access off A13. Would need to consider impact on distributor roads given scale of development potential.
Local Services: Good-Moderate	Green belt site on the edge of the existing urban area, not immediately adjacent to local shops and services. Two private schools to the west of the site. Bus routes to the south of the site. Access to open space, the site and its surroundings.

Overall Suitability: Potentially Suitable (Green Belt)

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Located in green belt. Initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	1,970	1,970	HELAA	0	500	750	720	0
Employment	1,250	1,250	HELAA	0	317	476	457	0

Capacity Commentary: Considered through the HELAA

Housing Conclusion: Developable (Subject to Policy) **Emp Conclusion:** Developable (Subject to Policy)

Site Conclusion Summary: Sites submitted through Call for Sites/ promoted through the Local Plan. Sites located within the green belt - and will be subject to green belt assessment. Site contains areas of best and most versatile land (agricultural). Subject to policy,

Status
HELAA





Site Ref: HEA145	**Size (ha):** 2.674
Site Name: Land at Wakering Nursery - Wakering Road - SS3 0PZ	
Neighbourhood: Greenbelt	**Type:** Brownfield
Current Use: Horticultural Nursery	
Potential Use(s): Residential	
Source: Council	
Context and Surrounding Uses: On the outskirts of Southend, currently in use as a Council horticultural nursery. Mix of uses in surrounding area, which is largely open, including agricultural and residential, forming part of the green belt.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.674ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: Yes	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site has existing highways access onto Barling Road and also has a small frontage with Wakering Road
Landscape: Medium-High Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Site is located within the Green Belt to the north eastern edge of Southend. Some landscape sensitivity noted (medium-high). Part of site in Flood Zone 1. Small part of the site is outside the Southend administrative boundary (within Rochford District).
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good-Moderate	Existing highways access from Barling Road and also a small frontage with Wakering Road.
Local Services: Good-Moderate	Green belt site on the edge of the existing urban area. Not immediately adjacent to local shops and services. Two (private) schools nearby. Close to open space.

Overall Suitability: Potentially Suitable (Green Belt)

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Located in green belt. Initial viability testing suggest development would be economically viable.
Overall Achievability: Achievable

Conclusion

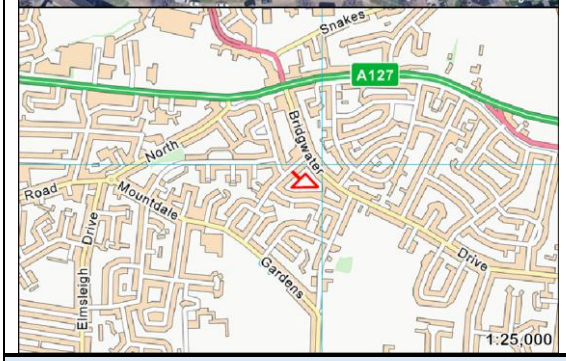
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	80	80	HELAA	0	0	0	80	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: A range of scenarios have been tested, including through the HELAA, and land budget analysis. The land budget analysis has been used to inform the capacity assumption.

Housing Conclusion: Developable (Subject to Policy)	**Emp Conclusion:** Developable (Subject to Policy)

Site Conclusion Summary: Site located within the green belt - subject to green belt assessment. A range of scenarios and land budget analysis have been used to test potential capacity for the site, subject to policy.	**Status** HELAA





Site Ref: HEA110	**Size (ha):** 0.207
Site Name: Land to North of 11-33 Juniper Road - SS9 4BQ	
Neighbourhood: Leigh	**Type:** Greenfield
Current Use: Vacant greenfield backland site	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: This site includes a triangular backland plot behind the residential gardens off Juniper Road, Hurst Way and Bridgewater Drive.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.207ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Footpath access only from Hurst Way and Juniper Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Potential residential amenity constraints given surrounding residential uses, although reasonable gap between these and site, given the existing residential gardens. The site is not designated 'Protected Gren Space' in the Development Plan.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Footpath access only from Hurst Way and Juniper Road. Consideration needs to be given to emergency and refuse vehicles as the current site access appears narrow.
Local Services: Good-Moderate	Bus route to the north of the site on Bridgwater Drive, together with some local shops and services. Local schools to the south, including St Christophers and Blenheim, a number of secondary schools to the south east. Blenheim Park provides open green space to the south east, across Mountdale Gardens.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

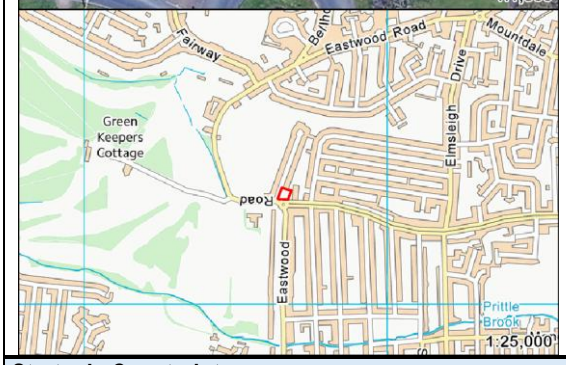
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	Draft Concept	0	0	8	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The capacity of the site was tested as part of the HELAA 2026 (35dph) indicating a potential yield of 7 units on the site. Draft concept indicates potential for 8 units, and this is assumed as the capacity for the Local Plan Trajectory.

Housing Conclusion: Developable	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: Draft Concept indicates potential for eight units on the site. Given the location, surrounding uses and access constraints a low-density scheme could be appropriate and deliverable within the short/medium term. The site is not designated Protected Green Space in the Development Plan. It may require works to enhance access to the site.	**Status** HELAA





Site Ref: HEA067	**Size (ha):** 0.118
Site Name: The Old Vienna Restaurant - SS9 3AG	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Vacant Building- Previously a restaurant	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: The site was previously occupied by The Old Vienna Restaurant and there remains a large area of hard standing fronting the property. Located on the roundabout junction of Eastwood Road and Blenheim Chase. The surrounding area is predominantly residential. The adjacent building (to the east) is in use as a residential care home.	
Relevant Planning History: 19/01110/FULM (allowed at appeal) (13 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.118ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Eastwood Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	The existing access to the site is located on the corner of the junction. This is considered sub-standard as highlighted in the pending application. The pending application proposes a new access off Tudor Gardens.
Local Services: Good	Belfairs Sports Ground immediately to the west of the site, Belfairs Nature Reserve to the south west of the site. GP surgery to the east of the site on Blenheim Chase. Schools c.700m. Local shops to the north east of the site on Eastwood Road North.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

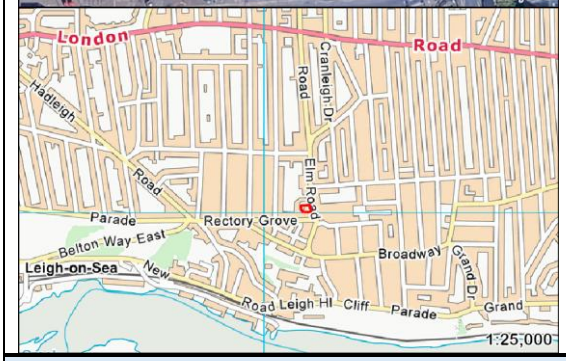
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	13	13	Planning permission (19/01110/FULM allowed at appeal)	13	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: The site has planning permission.

Housing Conclusion: Deliverable	**Emp Conclusion:** N/A

Site Conclusion Summary: This site has planning permission for 13 flats and is located in an area suitable for residential development. The site is at an advanced stage of construction and is therefore not proposed to be allocated within Local Plan.	**Status** HELAA





Site Ref: HEA008	**Size (ha):** 0.067
Site Name: The Sarah Moore Public House - 57-59 Elm Road - SS9 1SP	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Public House	
Potential Use(s): Residential/ Public House (ground)	
Source: Planning	
Context and Surrounding Uses: Located in Leigh District Centre, a two storey building currently in use as a Pub at ground floor, adjacent to commercial ground floor uses and former police station. Residential uses opposite the site.	
Relevant Planning History: 16/01572/FUL Extant Permission for 6 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.067ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** From Elm Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Elm Road
Local Services: Good	Distance to: Retail Services 30m, School 120m, Health 55m, Open space or Leisure Centre 145m, Public Transport 30m,Distance to Retail Services 20m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

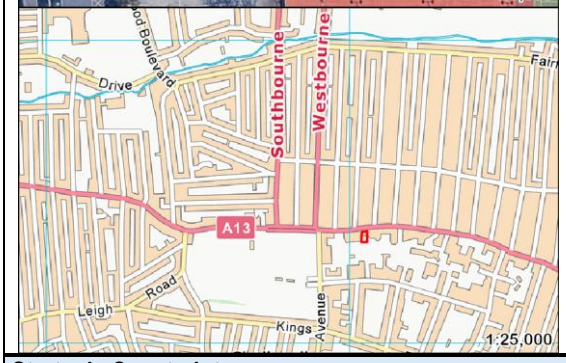
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	6	6	Planning permission	6	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The site has a previous planning permission for 6 units and this yield is assumed for the Local Plan Trajectory.

Housing Conclusion: Deliverable	**Emp Conclusion:** Potential

Site Conclusion Summary: Small site previously permitted site for six dwellings located in Leigh District Centre, retention of public house at ground floor and residential above.	**Status** HELAA





Site Ref: HEA018	**Size (ha):** 0.063
Site Name: 658 London Road, SS0 9HQ	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Demolished (formerly office, residential, take away)	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	
Context and Surrounding Uses: The site is located on the southern side of London Road. The buildings has been demolished but formerly comprised a two storey building with roof accommodation, with offices and a take away at ground floor. There is access to the rear of the building. Adjacent to a supermarket, and offices.	
Relevant Planning History: 23/01751/FULM outstanding for 23 dwellings, 15/01591/FUL Expired	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.063ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto London Road
Local Services: Good	Located on the London Road, adjacent to a range of shops and services. Bus service to London Road, bus stop nearby, to the east of the site c. School c.400m. Open space c.30m at Chalkwell Park.

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

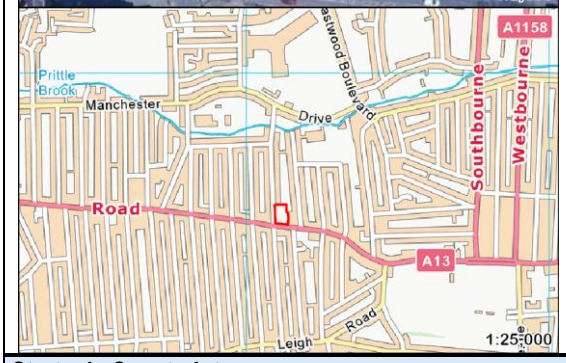
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	25	23	Planning permission (23/01751/FULM)	23	0	0	0	0
Employment	139	10	Planning permission (23/01751/FULM)	10	0	0	0	0

Capacity Commentary: Planning permission for 23 net dwellings, assumed capacity of site.

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: Planning permission for 23 net dwellings, suitable for residential development. Existing buildings on the site have now been demolished.	**Status** HELAA





Site Ref: HEA063	**Size (ha):** 0.259
Site Name: (Former Evolution Gym) 939-953 London Road - SS9 3LQ	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Vacant (Former Car showroom and Gym)	
Potential Use(s): Residential/ Mixed Use	
Source: Planning	
Context and Surrounding Uses: Vacant site comprises a parcel of land on the north side of London Road (A13). Nieghbouring uses include mixed commercial uses at ground floor, with residential above. Surrounding streets off London Road are more residential in character.	
Relevant Planning History: 17/00563/OUTM (17/02183/RESM) (30 units); 18/00691/DEM	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.259ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Darlinghurst Grove / London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto London Road and Darlinghurst Grove
Local Services: Good	Distance to; Retail Services 195m, School 190m, Hospital 365m, Open space or Leisure Centre 50m, Public Transport 10m,Distance to Retail Services 20m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	30	30	17/02183/RESM	30	0	0	0	0
Employment	375	-848	17/02183/RESM	-848	0	0	0	0

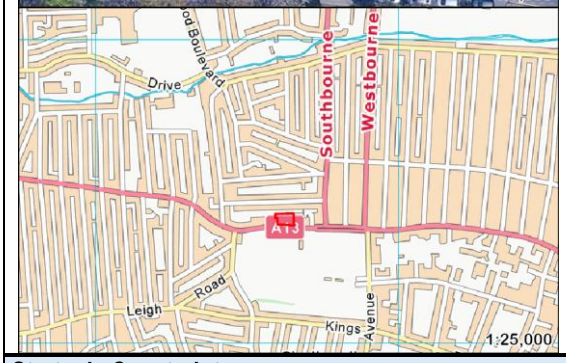
Capacity Commentary: The site has planning permission for 30 units.

Housing Conclusion: Deliverable **Emp Conclusion:** Potential

Site Conclusion Summary: This site benefits from planning permission for 30 flats and the existing buildings on the site have been demolished. It is located on the London Road (A13) in a sustainable location and would benefit from regeneration now being vacant.

Status HELAA





Site Ref: HEA069	**Size (ha):** 0.388
Site Name: 831-837 London Road - SS0 9TE	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Vacant Building - Previously car showroom	
Potential Use(s): Residential/ Commercial	
Source: Planning (expired)/ HELAA (2018)	
Context and Surrounding Uses: The site is located on London Road (A13), surrounded by commercial uses at ground floor and residential uses to upper floors. The site was formerly in use as a car showroom but has remained vacant for a number of years. The site is located opposite Chalkwell Park.	
Relevant Planning History: 17/00664/FULM (31 units) (expired)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.388ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** London road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto London Road.
Local Services: Good	Distance to; Retail Services 345m, School 200m, Hospital 300m, Open space or Leisure Centre 30m, Public Transport 85m,Distance to Retail Services 5m

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission (expired)	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	39	39	HELAA assumption	0	0	39	0	0
Employment	498	-375	Planning permission (17/00664/FULM) (expired)	0	0	-375	0	0

Capacity Commentary: The HELAA methodology (100dph) indicated a potential capacity of 39 units.

Housing Conclusion: Developable	**Emp Conclusion:** Potential

Site Conclusion Summary: The site previously had planning permission for 31 dwellings, which has now lapsed. HELAA 2026 methodology indicates potential yield of 39 units at 100dph, and this capacity is assumed for local plan trajectory.	**Status** HELAA





Site Ref: HEA120	**Size (ha):** 0.062
Site Name: 843 London Road - SS0 9SZ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Vacant Land	
Potential Use(s): Residential/ Mixed use	
Source: Planning	

Context and Surrounding Uses: Opposite Chalkwell Park, the site fronts the A13 London Road, surrounded by a mix of building styles/ heights, adjacent to a four storey building with commercial ground floor and residential upper floors. A two storey building with dormer lies to the eastern side of the site, with a former car showroom beyond this, currently vacant. Close to bus stops, local shops and services.

Relevant Planning History:
18/00011/RES (expired); 14/00487/OUT (9) allowed on appeal; 13/01576/OUT (refused)

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.062ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road.
Local Services: Good	Distance to; Retail Services 400m, School 150m, Hospital 330m, Open space or Leisure Centre 20m, Public Transport 75m,Distance to Retail Services 5m

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	PP 18/00011/RES	0	9	0	0	0
Employment	798	109	PP 18/00011/RES	0	109	0	0	0

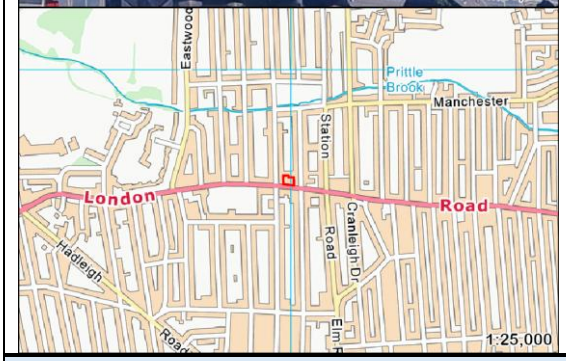
Capacity Commentary: Vacant site with expired permission for 9 units, which is assumed as the yield for the Local Plan Trajectory, together with a new provision of employment floorspace as part of the planning permission.

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary: Small site previously permitted for nine units but has now expired, the site is considered developable for residential use with supporting commercial use at ground floor.

Status
HELAA





Site Ref: HEA176	**Size (ha):** 0.095
Site Name: 1285 London Road (Grey Gardens) - SS9 2AJ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial (vacant buildings)	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Site currently boarded up, containing an existing two storey building and outbuildings (vacant). Situated on the A13 London Road close to bus stops with frequent services, and a variety of shops and services nearby. London Road more commercial in character, particularly at ground floor, with surrounding buildings including three/ four storeys commercial/ residential. Bungalows immediately to the west of the site.	
Relevant Planning History: 22/01827/FULM (17 units and commercial unit)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.095ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing access from A13 London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Highway access onto London Road, close to bus stops with frequent services along London Road.
Local Services: Good	Retail provision along A13 London Road, including Waitrose supermarket to the east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site has planning permission.

Overall Achievability: Achievable

Conclusion

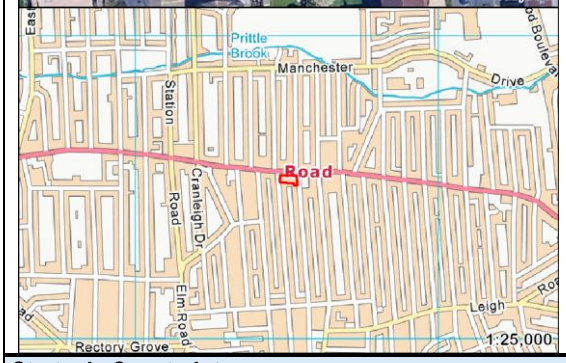
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	17	17	Planning permission 22/01827/FULM	17	0	0	0	0
Employment	50	-247	Planning permission 22/01827/FULM	-247	0	0	0	0

Capacity Commentary: Site capacity identified through Planning permission (22/01827/FULM) (17 units)

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: Planning permission (22/01827/FULM) for 17 units and commercial floorspace at ground floor replacing lost floorspace. Previously rejected HELAA site (2018) given unknown availability, now considered available given planning permission for redevelopment of the site.	**Status** HELAA





Site Ref: HEA178	**Size (ha):** 0.145
Site Name: 988 - 1006 London Road - SS9 3NE	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Car showroom/ residential (above ground floor)	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Car garage fronting A13 London Road, with adjacent uses including other car showrooms/ garages. Busy commercial street, with residential uses above commercial ground floors in some instances.	
Relevant Planning History: 23/00187/FUL Extant Permission for 9 net dwellings & -396 net Emp Floorspace	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.145ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Access onto London Road/ and to rear from Leighton Avenue/ Oakleigh Park Drive
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is not allocated/ designated in the current development plan. Car garages/ showroom fronting London Road.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Highway access onto London Road, and to rear of site from Oakleigh Park Drive and Leighton Avenue, close to bus stops with frequent services along London Road.
Local Services: Good	Retail provision along A13 London Road, including Iceland store to west.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term to Medium-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Part of the site has planning permission and the wider site area is located in an area suitable for residential/ commercial use.

Overall Achievability: Achievable

Conclusion

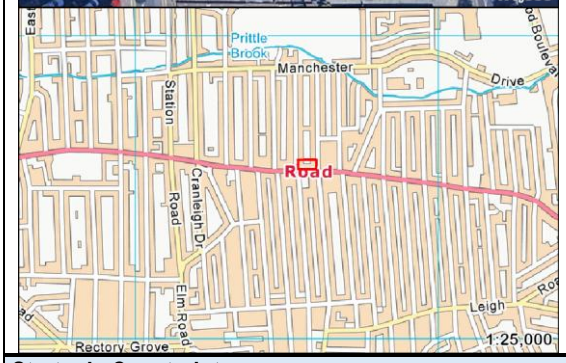
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	17	12	Planning permission/ assumption	9	0	3	0	0
Employment	568	-396	Planning permission/ assumption	-396	0	0	0	0

Capacity Commentary: Part of the site has planning permission for 9 units. Given the London Road (A13) location, a density assumption of 150dph has been applied to remainder of site indicating potential yield of 8 (gross).

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: An assumption has been made of 150dph given the sustainable location on the London Road (A13) and potential for intensification given similar development types along this part of the London Road. Part of the site has planning permission for 9 units.	**Status** HELAA





Site Ref: HEA181	**Size (ha):** 0.188
Site Name: 1131-1111 London Road - SS9 3JJ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Retail/ Commercial/ Residential	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Located on the London Road (A13) surrounded by commercial ground floor uses with residential uses to upper floors. Currently comprises of a short run of commercial units at ground floor, fronting London Road.	
Relevant Planning History: 20/00501/FUL Extant Permission for 6 net dwellings & -230 net Emp Floorspace.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.188ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing - London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: No strategic constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Central location on London Road, close to bus stop.
Local Services: Good	Close to a range of shops and services on London Road, including frequent bus routes, as well as local schools.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

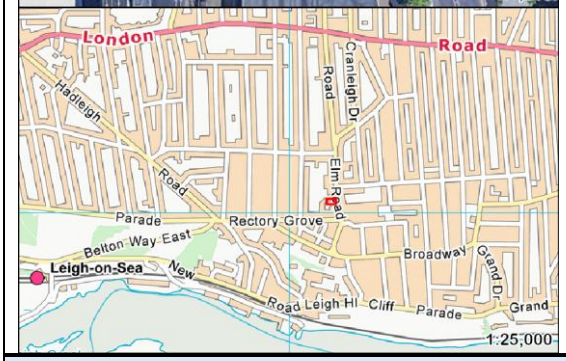
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	6	6	Planning permission (20/00501/FULM)	6	0	0	0	0
Employment	0	-230	Planning permission	-230	0	0	0	0

Capacity Commentary: Part of the site has Planning Permission 20/00501/FULM for 6 units, this yield is assumed for the local plan trajectory.

Housing Conclusion: Deliverable **Emp Conclusion:** Deliverable

Site Conclusion Summary: This site came out of an initial desktop investigation undertaken by the Council, however availability was unknown. Part of the site has since been granted planning permission and is considered available/ deliverable.	**Status** HELAA





Site Ref: HEA272	**Size (ha):** 0.055
Site Name: Former Elm Road Police Station, Leigh on Sea	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Former Police station	
Potential Use(s): Residential/ Commercial	
Source: Council	
Context and Surrounding Uses: Located in the Leigh District Centre, former police station, currently vacant. Public Car Park to the rear with access to the side of the building. Hardstanding/ parking area to the front of the site. Locally listed. Commercial and residential uses surrounding the site.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.055ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Elm Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located in Leigh District Centre, forming part of the secondary shopping frontage, it is locally listed. The building was formerly used by the police but is now vacant. Access route to car park to the side, with car park to the rear - potential limitation in terms of development, including site constraints and local listed status.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Central location, close to bus stop.
Local Services: Good	c.160m to Primary School, c.1.5km to Secondary School, c.1km to GP, in central location within District Centre with range of shops and services.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	Draft Concept/Call for sites	0	0	5	0	0
Employment	133	-323	Draft Concept/ Call for sites	0	0	-323	0	0

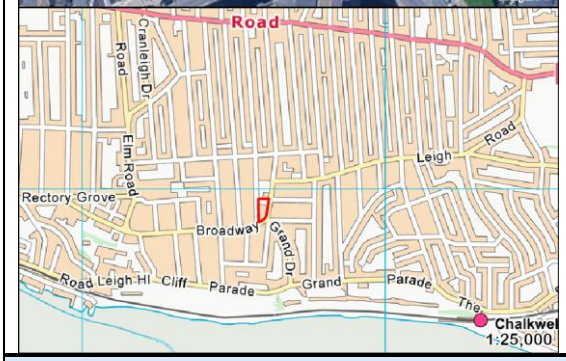
Capacity Commentary: A potential yield of 5 units is assumed for the site, with retention of existing locally listed façade.

Housing Conclusion: Developable	**Emp Conclusion:** Potential

Site Conclusion Summary: This site has been submitted through the Call for Sites process as a site suitable to deliver 5 dwellings. The police station use has now closed. The building frontage is locally listed and to be retained.

Status
HELAA





Site Ref: HEA068	**Size (ha):** 0.210
Site Name: Grand Hotel - SS9 1PJ	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Vacant building - Previously Hotel	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	
Context and Surrounding Uses: The site is located in Leigh District Centre and is situated within Leigh Cliff Conservation Area. The building is locally listed, and under construction. To the west of the site includes the primary shopping frontage of Leigh Broadway, a mix of two/ three storey buildings will commercial uses at ground floor and residential above.	
Relevant Planning History: 17/01464/FULM (18 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.210ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Leighton Avenue/ Broadway
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The building is locally listed, located within the Leigh Cliff Conservation Area and Leigh District Centre, within the secondary shopping frontage.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Leighton Avenue and Broadway
Local Services: Good	Located in Leigh District Centre, with a range of shops and services, as well as local schools nearby. Frequent bus services along Broadway. Chalkwell Railway station to south east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable. Site under construction.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	16	16	Planning permission (17/01464/FULM & 24/00855/FUL)	16	0	0	0	0
Employment	1,158	790	Planning permission (17/01464/FULM)	790	0	0	0	0

Capacity Commentary: The site has planning permission for 16 units.

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: The site is under construction and is expected to be completed imminently therefore not proposed for allocation within Local Plan.	**Status** HELAA





Site Ref: HEA281	**Size (ha):** 0.277
Site Name: 'Laburnums' 20 Chalkwell Avenue, SS0 8NA	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Former Care/ Nursing Home	
Potential Use(s): Residential (retirement)	
Source: Planning	
Context and Surrounding Uses: Located to the west of Chalkwell Park, fronting onto Chalkwell Avenue. Large, detached property with distinctive corner turret feature, set back from the road with green space to the front, and outbuildings to the rear. To the south is a residential care home, to the north, large residential properties. Shops and services provided on the London Road, to the north of the site, including bus stops with frequent bus services.	
Relevant Planning History: 22/01151/FULM (27 retirement apartments)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.277ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Chalkwell Avenue, existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access onto Chalkwell Avenue
Local Services: Good	Located south of the London Road with access to a range of shops and services, and bus stops/ frequent bus services within a short walk. Chalkwell Park provides open green space and sports/ leisure facilities to the west, opposite the site. The seafront lies to the south, downhill.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site has planning permission.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	27	27	Planning permission 22/01151/FULM	27	0	0	0	0
Employment	0	-507	Planning permission 22/01151/FULM	-507	0	0	0	0

Capacity Commentary: Planning permission 22/01151/FULM

Housing Conclusion: Deliverable	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: The site was previously occupied by a former care home, use class C2, and is under construction and at an advanced stage (planning permission 22/01151/FULM for 27 unit). The site is not proposed for allocation given the advanced stage of development on site, and is expected to be completed shortly.

Status
HELAA





Site Ref: CA014	**Size (ha):** 8.576
Site Name: Cluster Area 14: Land to the South of Eastwoodbury Lane	
Neighbourhood: Prittlewell	**Type:** Greenfield
Current Use: Agricultural/ Small Holdings/ Private Green Space/	
Potential Use(s): Residential, School (as required - site HEA141), improved access, enhanced public space, allotment provision.	
Source: Planning/ CfS/ Council	
Context and Surrounding Uses: Site comprises four land parcels (HEA139, HEA140A/B which are greenfield small holdings adjacent to residential dwellings, and HEA141 which is a large greenfield site), situated to the south of Eastwoodbury Lane. St Laurence Park is located to the west. The immediate surrounding area is primarily residential. It is close to London Southend Airport.	
Relevant Planning History: 23/00976/FUL outstanding (8); 22/01088/RES complete (9)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.441ha (17%)	No Strategic Constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Eastwoodbury Lane/ St Laurance Way
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat-Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Best and most versatile land. Within London Southend Airport JAAP area. Allocated as public open space on the JAAP Proposals Map however, 'Policy ENV2 – New Public Open Space – North' does not reference the area. Physical Constraints: Potential new access required to the site.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Moderate	Potential that a new access will be required.
Local Services: Good-Moderate	Bus services to Eastwoodbury Lane. Southend Airport and Southend Airport Railway Station to the north east. Retail provision at Southend Airport Business Park to the north east and some local provision to Eastwoodbury Crescent. Thanet Grange, including a large Tesco store, to the south west. St Laurence Park and play area lies to the west. Prince Avenue Primary School is to the south.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner/ planning	**Available When:** Short-term to Long-term
Ownership/Legal: Mixed	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	225	225	HELAA 2026 assumption & PP	8	0	0	217	0
Employment	-	-	n/a	0	0	0	0	0

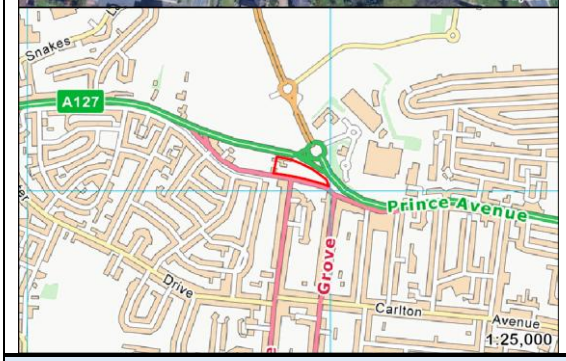
Capacity Commentary: HELAA 2026 assumption (35 dph) and PP. HEA139 - 6 dwellings assumed; HEA140 - 48 dwellings assumed, 17 with pp; HEA141 - 180 dwellings assumed with potential for new school, road access, green space and allotment.

Housing Conclusion: Deliverable/Developable | **Emp Conclusion:** Potential

Site Conclusion Summary: Greenfield sites located near the airport, comprising four land parcels, with potential capacity for c. 225 dwellings, dependent on need for school provision. For land parcel HEA140A, nine units have been completed and there is planning permission on the remainder of this land parcel for a further eight units.

Status: HELAA





Site Ref: HEA117	**Size (ha):** 0.759
Site Name: Former Cattery, Prince Avenue	
Neighbourhood: Prittlewell	**Type:** Greenfield
Current Use: Vacant Land/ Vacant Buildings	
Potential Use(s): Residential	
Source: Landowner (CfS)	

Context and Surrounding Uses: Site includes an area of vacant grassland consisting of two small fields, a former Cattery, and a semidetached property. The site is located between the A127 and Prince Avenue (A1158) and there is a large roundabout to the north. The surrounding area is largely residential, with Thanet Grange commercial area to the north east, and Millenium Open Space to the west.

Relevant Planning History:
25/00960/BC3M Acoustic fence

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.759ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site is adjacent to Prince Avenue and A127
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is not allocated/ designated in the Development Management Policies Map. Physical Constraints: Potential noise constraints given the adjacent busy roundabout, and airport to the north/west. Environmental Constraints: a number of trees border the site although no TPOs.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from A1158 Prince Avenue
Local Services: Good	Prince Avenue is served by bus, and there are walking/cycle routes to the nearby shops/services at Thanet Grange. The site is relatively close to a number of Primary Schools. Areas of open space adjacent to the site.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

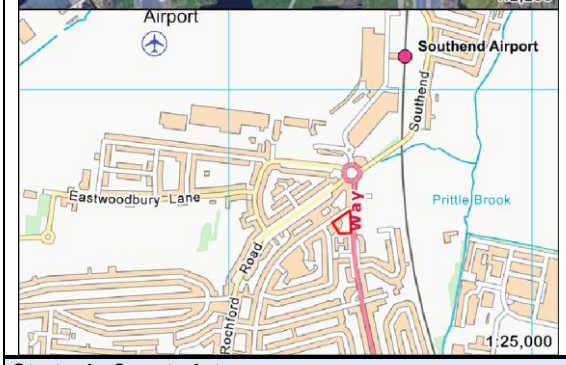
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	29	28	Draft concept	0	28	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 methodology (35dph) suggests potential yield of 26 units on the site. Draft concept indicates a potential capacity of 29 units (gross)/ 28(net), this is therefore assumed for the local plan trajectory.

Housing Conclusion: Developable	**Emp Conclusion:** n/a

Site Conclusion Summary: Draft concept indicates potential for residential development. The site is considered to be developable and is available for development.	**Status** HELAA





Site Ref: HEA131	**Size (ha):** 0.302
Site Name: St Stephen's Church - 90 Alton Gardens - SS2 6QZ	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Church, residential and adjacent open space/ play area	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Site located on corner of Alton Gardens and Manners Way, includes a church and adjacent vicarage, as well as a children's playground. There are allotments to the east, and predominantly residential properties to the south and west, largely two storey. Southend Airport and the business park are to the north.	
Relevant Planning History: 17/00270/FUL expired (1 unit); 20/01180/FUL (non-resi: construction of new church and community building, and playground)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.302ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Alton Gardens
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is not allocated/ designated in the Development Management Policies Map. Surrounding uses are primarily residential. There is a play area to the eastern side of the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access via Alton Gardens.
Local Services: Good	Local shopping parade to the south of the site at Manners Corner, and some retail provision within the airport business park to the north. Access to open space to the east. Primary school to the south west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown by potential for development	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

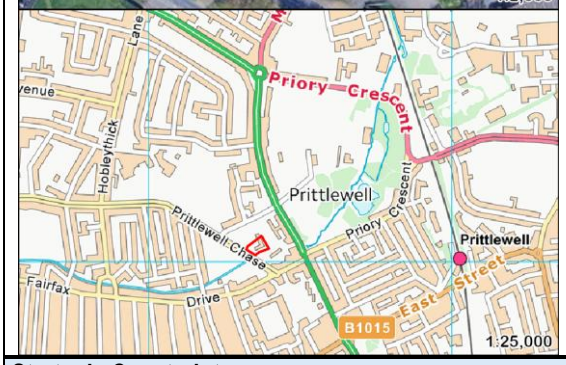
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	7	6	HELAA 2026 assumption	0	0	6	0	0
Employment	712	268	20/01180/FUL	0	0	268	0	0

Capacity Commentary: Most recent permission includes reprovision of community uses. HELAA 2026 methodology assumption (100dph) applied to existing residential element of the site area (i.e. 213 Manners Way) indicating the site area could provide 7 units (gross/ 6 net) (the community space, green space/play area not included in this assumption).

Housing Conclusion: Developable	**Emp Conclusion:** Potential (Community Use)

Site Conclusion Summary: An assumption has been made based on the HELAA 2026 methodology and applied to the existing residential element of the site only.	**Status** HELAA





Site Ref: HEA217	**Size (ha):** 0.242
Site Name: Land at Prittlewell Chase adj to Priory House	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Vacant land (former Care Home)	
Potential Use(s): Residential/ Extra Care	
Source: Council	
Context and Surrounding Uses: Vacant site with protected tree to front of site. Located on Prittlewell Chase. Brook Meadows care home facility completed on site to the north/ west. Residential uses and school to the west.	
Relevant Planning History: 18/00937/BC3M_1 Complete 2021-22 for 15 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.242ha (100%)	Small part FZ3. Wouldn't preclude development.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Prittlewell Chase
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site, cleared following development of adjacent site, and is now vacant. Relatively free of constraints. Not currently designated within the development plan. There are some TPO trees on the site that may constrain design.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.100m south with frequent services to Southend. Access direct on to Prittlewell Chase providing link to A127 and wider road network. Train Station c.750m east.
Local Services: Good	c.500m to Primary school. c.1.2km west to Secondary school. c.650 to GP. Small parade of shops c.350m west. Larger supermarket 700m east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	31	31	Draft Concept	0	31	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 density assumption indicates a potential capacity of 28 units. Draft concept indicates a potential yield of 31 units, which has informed the yield assumption for the site.

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary: The site has a potential capacity of 31 units and is located within a suitable area for housing. The existing care home has been demolished and the adjacent site completed for a 60 bed care home. The site is therefore currently vacant and available for development - residential (potential for extra care/ key worker).	**Status** HELAA





Site Ref: HEA259	**Size (ha):** 3.145
Site Name: Roots Hall Stadium	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Football Stadium	
Potential Use(s): Football Stadium with potential for supporting residential	
Source: Landowner	
Context and Surrounding Uses: Comprises Southend Roots Hall Stadium, car park and surrounding land. The site is in a mixed area with industrial and residential uses adjacent to the stadium.	
Relevant Planning History: 07/01111/OUTM (272); 19/01985/FULM (502)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 3.145ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Roots Hall Drive/ Victoria Avenue
Landscape: Low Sensitivity	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** Yes	**Agri Land:** No

Summary of Constraints: Existing Football stadium with potential for refurbishment - retaining football stadium on site - and supporting enabling commercial, including food and drink, and residential, uses. Linked to Fossetts Farm/ enabling development. Given previous use, there may be land contamination which would require further investigation. Site in setting of listed buildings and is partly within Conservation Area. Possible amenity issues with main road. Potential overlooking issues.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Centrally located with multiple bus stops within 200m of the site with a variety of routes and frequent services. Good access to central road network via A127. c.500m east to Train Station.
Local Services: Moderate	c.330m south west to Primary school. c.700m to Boys Secondary School and c.1.3km North west to mixed school. GP c.450m south. Parade of shops c.500m North west.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Multiple Ownership	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	250	250	Local Plan Reg 18 consultation response	0	100	125	25	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Previous planning permission for 502 units (comprehensive redevelopment). Although site now considered appropriate for renovation of football stadium with potential for some enabling residential development associated with retention of stadium on the site. Representation to Reg 18 Local Plan consultation (2025) indicates potential capacity for 250 units.

Housing Conclusion: Developable | **Emp Conclusion:** Developable

Site Conclusion Summary: The site is considered suitable for the retention/ refurbishment of the existing football stadium with potential for some enabling residential development. The site has a planning permission for 502 units (redevelopment of whole site) and is located within a suitable area for housing. Further consideration has been given to capacity, and an assumption has been made in terms of site capacity following representation received during the regulation 18 local plan consultation (2025) from agent, giving potential capacity of 250 units.

Status
HELAA





Site Ref: HEA266; EA006	**Size (ha):** 0.904
Site Name: Prince Close	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Residential/ Mixed Use	
Source: Planning	

Context and Surrounding Uses: Existing employment area (ref EA006). Mixed industrial estate north of the A127, accessed off the A127, adjacent to a Tesco Extra and residential uses (two to three storey surrounding the site). Part of the site (east) has been redeveloped for residential.

Relevant Planning History:
19/01924/FULM Complete 2022-23 for 20 net dwellings & -1,600 net Emp Floorspace

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.904ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** A127
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Urban brownfield site in existing residential and commercial use. Given existing/ former uses, there may be land contamination which would require further investigation. Site within consultation area of safeguarded minerals but under 5ha. Site designated for employment use but with potential for residential led development.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Moderate	Site access direct on to A127 (westbound only). Bus stop adjacent to site on A127. c.1.7km north west to airport train station.
Local Services: Moderate	c.550m to Primary school (north of A127). C.1.3km south to Secondary schools. C.920m west to GP. Adjacent to superstore. Parade 900m west.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Multiple Ownership	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values and initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	23	23	HELAA assumption; Planning Permission	0	0	23	0	0
Employment	0	-782	Planning permission; HELAA	0	0	-782	0	0

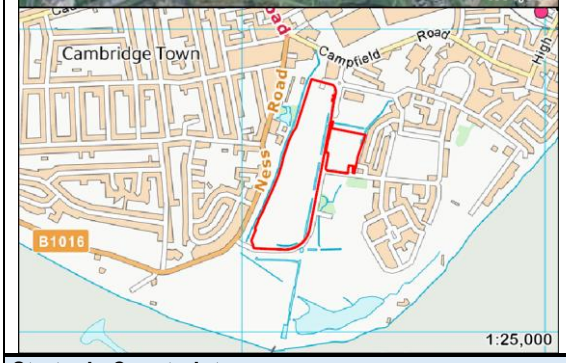
Capacity Commentary: HELAA 2026 methodology (50 dph) assumption indicates a potential yield of 43 units. Eastern half of site benefitted from planning permission and 20 residential units were completed in 2021/22. It is assumed that the remainder of the site could deliver a yield of 23 residential units.

Housing Conclusion: Deliverable (Subject to Policy) **Emp Conclusion:** Potential

Site Conclusion Summary: Existing employment area, proposed for release through local plan. Twenty residential units were completed on the eastern half of the site 2022/23. The remainder of site has an assumed potential capacity for 23 units (likely mix of flats/ houses) and is located within a suitable area for residential.

Status
HELAA





Site Ref: HEA051; EA028	**Size (ha):** 8.825
Site Name: Land Between Barge Pier Road And Ness Road	
Neighbourhood: Shoeburyness	**Type:** Greenfield
Current Use: Vacant Greenfield Site	
Potential Use(s): Residential/ Mixed Use (inc. health centre)	
Source: Planning	
Context and Surrounding Uses: Located in Shoeburyness adjacent to Shoebury Garrison Conservation Area. Vacant site. Nearby uses include residential, commercial, school, open space.	
Relevant Planning History: 20/01227/OUTM Extant Permission, 24/00311/RESM Extant Permission (210 net dwellings&1,400 net Emp Floorspace), 22/01602/RES Extant Permission, 19/00834/FULM Complete 2022-23 (1,992 net Emp Floorspace), 21/01887/DOV5 Extant Permission, 24/00237/AMDT Extant	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.000ha (%)	Large area of site in FZ2 and FZ3 but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.397ha (4%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 8.428ha (96%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Adjacent to Barge Pier Rd and New Garrison Rd, there are spurs from the existing highway present.
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Principle of development established through planning permission.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Onto Barge Pier Road and New Garrison Road
Local Services: Good	Distance to; Retail Services 100m to 245m, School 50m to 250m , Hospital 145m to 420m, Open space or Leisure Centre 0m to 120m, Public Transport 30m to 110m,Distance to Retail Services 10m to 125m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	210	210	Planning permission (24/00311/RESM previously 20/01227/OUTM, 22/01602/RES)	210	0	0	0	0
Employment	1,400	1,400	Planning permission (24/00311/RESM previously 20/01227/OUTM, 22/01602/RES)	1,400	0	0	0	0

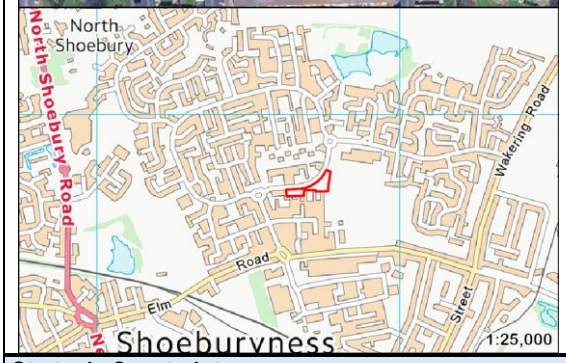
Capacity Commentary: The site has planning permission for 210 units.

Housing Conclusion: Deliverable | **Emp Conclusion:** Deliverable

Site Conclusion Summary: Site has planning permission for residential-led development, new health centre, retail, associated works including car parking, public open space. An allocation for well designed, residential led development that incorporates suitable flood mitigation measures into the design of the scheme, including consideration of SUDS, including supporting commercial uses (inc. health centre), public open space and public realm enhancements is considered relevant for the Local Plan. If the planning permission is built out then it would be considered that the site is implemented and no further residential units would forthcoming.

Status
HELAA





Site Ref: HEA109	**Size (ha):** 0.410
Site Name: Eagle Way (parking area & green space north of parking area) - SS3 9RJ	
Neighbourhood: Shoeburyness	**Type:** Mixed
Current Use: Open Space and Parking Area	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: A former garage site which has since been demolished with the area left open for parking. The land to the north which is included within the proposal is currently an under-utilised grass area with low-level planting. Half of the site not used for parking includes a grassed area/ mound including trees and shrubbery.	
Relevant Planning History: 20/01726/BC3M for 21 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.410ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site abuts Eagle Way and has an existing highways access onto Eagle Way
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: One of the garages is privately leased.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	The site can be accessed off Eagle Way. Currently there are pedestrian accesses through this site, these can be re-routed but pedestrian accesses would still need to be provided.
Local Services: Good	Shoebury Park to the south west and Friars Park to the north east, accessible from the site. Bus service on Eagle Way. Friars Primary School and Nursery to the immediate east with shops and services opposite the school on Eagle Way/Constable Way. Large Asda store to the west.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	21	21	Planning permission (20/01726/BC3M)	21	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The site has planning permission for 21 units, comprising 5 houses and 16 flats. This yield is assumed for the local plan trajectory.

Housing Conclusion: Deliverable	**Emp Conclusion:** Not suitable

Site Conclusion Summary: This Council owned site now benefits from planning permission for 21 dwellings, and is considered to be deliverable.	**Status** HELAA





Site Ref: HEA118; EA026	**Size (ha):** 0.859
Site Name: Thorpedene Campus - Delaware Road - SS3 9NW	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Former use(s): Residential Care Home and Clinic, Library, day nursery, dwelling.	
Potential Use(s): Residential/ Community	
Source: Landowner (CfS)	
Context and Surrounding Uses: Former uses included Delaware House, a two-storey residential care home, and Thorpedene Clinic, which included NHS facilities, and an existing dwelling (occupied but in process of relocation). Railway track to the north. Surrounding area largely residential. Significant change in levels from Maplin Way North to Delaware Road.	
Relevant Planning History: 25/00816/FULM	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.859ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site has existing highways access onto Maplin Way
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Potential noise issues relating to the adjacent railway. A number of trees on the site, although these are not TPOs.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Existing highways access onto Maplin Way and Goldmer Close. Site access and pedestrian routes will need to be assessed to take account of level changes and slope.
Local Services: Good	Local shops and services nearby at Thorpe Broadway and Station Road. Thorpedene Primary School opposite the site. Bus services to Delaware Road, serving the site. Thorpe Bay railway station to the west, along Station Road.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Short-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Achievable.
Overall Achievability: Achievable

Conclusion

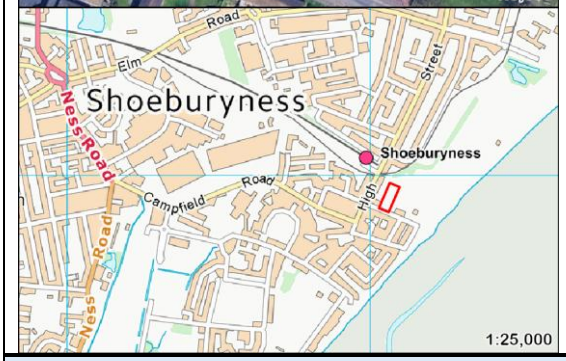
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	19	18	Planning permission	18	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The site has planning permission for a 77 bed care home, use class C2 (25/00816/FULM) (0.25 dwellings per bed assumed).

Housing Conclusion: Deliverable	**Emp Conclusion:** Potential

Site Conclusion Summary: Formerly residential care home, library, nursery and NHS facilities on the site; all now vacant. The site has planning permission for a 77 bed care home (use class C2) (0.25 dwellings per bed assumed).	**Status** HELAA





Site Ref: HEA135	**Size (ha):** 0.319
Site Name: Former Playing field - George Street - SS3 9AB	
Neighbourhood: Shoeburyness	**Type:** Greenfield
Current Use: Former School Playing Field (fenced off)	
Potential Use(s): Residential	
Source: Council	
Context and Surrounding Uses: Fenced off grassed (former) playing field associated with former Hinguar School, no longer in use. Shoebury High Street to the north west, residential uses opposite the site, mainly 2 storey, open space public toilets and East Beach lie to the east and south east.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.319ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** George Street
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated as Protected green Space (DMD Policies Map). Further investigation may be required in terms of any potential land contamination.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access from George Street. A short walk from Shoeburyness railway station and bus routes.
Local Services: Good	Located adjacent to Shoebury High Street, providing a range of local shops/ services. Hinguar School is nearby, to the north west. Adjacent to protected open space, and the natural/ leisure resources of the foreshore at East Beach. Close to Shoeburyness Railway Station and bus routes.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

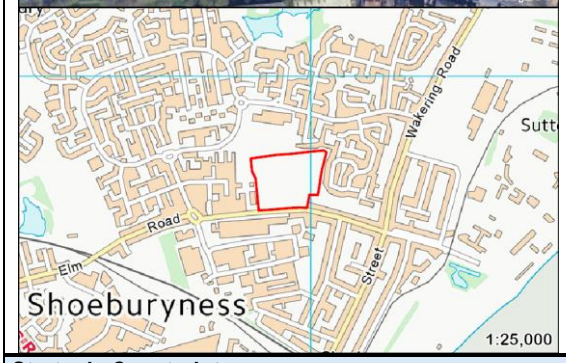
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	HELAA 2018/ Draft Concept	0	0	8	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Capacity as per HELAA methodology 16 units (50dph), draft concept for 4 houses (12.5dph) with open green space provision (approx. 0.2ha). If a flatted scheme was to come forward similar to concept, yield of 8 units would appear reasonable, allowing for open space reprovision.

Housing Conclusion: Developable	**Emp Conclusion:** n/a

Site Conclusion Summary: The site is greenfield formerly used as a school playing field by Hinguar School and not accessible to the general public (fenced off). The school has been relocated and the playing field use has been re-provided elsewhere for the school. Density assumption applied based on HELAA 2026 of 50dph, indicating potential yield of 16 dwellings. Draft Concept indicates potential yield for four houses. On balance, a yield of eight is assumed for the local plan trajectory, considered a reasonable assumption of yield should flats be bought forward for example.	**Status** HELAA





Site Ref: HEA137; EA021	**Size (ha):** 3.767
Site Name: Land at Elm Road Shoeburyness - SS3 9RY	
Neighbourhood: Shoeburyness	**Type:** Greenfield
Current Use: Public Open Space	
Potential Use(s): Residential	
Source: Council	
Context and Surrounding Uses: Large site, designated protected green space, includes an area of landfill greened over. Mixture of uses surround the site including residential, school, open space.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 3.767ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Elm Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site contains contaminated land, being the site of a former landfill, which would require further investigation/ remediation. It is protected green space within the existing development plan. Access from Elm Road.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access via Elm Road
Local Services: Good-Moderate	Scores well in terms of public transport access, being c. 400m from a bus stop. The site scores moderately in terms of proximity to railway station, being c. 800m-1150m.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

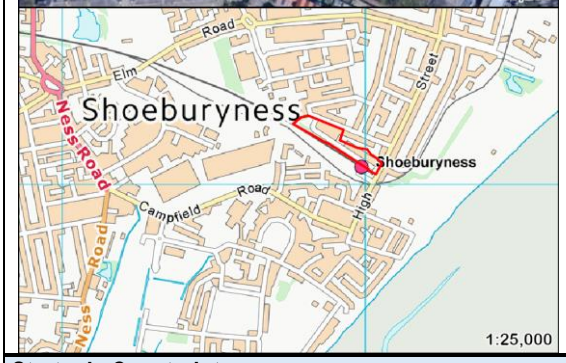
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	250	250	Draft Concept	0	0	0	250	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Draft concept indicates potential for 250 residential units, together with open space provision.

Housing Conclusion: Developable	**Emp Conclusion:** n/a

Site Conclusion Summary: Potential for residential and enhancing public open space provision on site, together with access improvements. Remediation of site may be required given former use.	**Status** HELAA





Site Ref: HEA265; EA036	**Size (ha):** 1.488
Site Name: Terminal Close	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Residential/ Mixed Use	
Source: HELAA 2020	

Context and Surrounding Uses: Existing employment area comprising a small industrial estate made up of one and two storey buildings, adjacent to Shoeburyness train station and the c2c railway line connecting Shoeburyness through into London. Residential uses surrounding the site on Shoebury Avenue, predominantly terraced, two storey.

Relevant Planning History:
No recent relevant planning history

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.488ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Shoebury Avenue
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Urban brownfield site in use located adjacent to a railway station and c2c railway line, which may potentially cause noise issues. One access into/ out of the site. Given existing/ former uses further investigation may be required to determine any land contamination. Site designated for employment in the existing development plan.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: GoodYes	Bus stop adjacent to the site on the south west. Adjacent to train station. Road access is via a residential road that may be limited.
Local Services: Moderate	c.700m to Primary school. c.1.5km west to Secondary school. c.800m to GP. Within 220m of parade of shops/services with a few other shops adjacent to site.

Overall Suitability: Potentially Suitable (Existing Use Designation)

Availability

Intention to Develop: Unknown, but prospect for redevelopment if allocated.	**Available When:** Long-term
Ownership/Legal: Multiple Ownership	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values and the initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.

Overall Achievability: Marginal - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	150	150	HELAA assumption	0	0	0	100	50
Employment	400	-4,157	Assumption	0	0	0	-2,771	-1,386

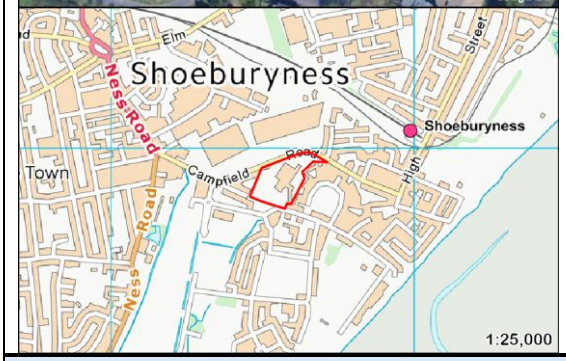
Capacity Commentary: The capacity of the site was tested as part of the HELAA 2026 (100dph) indicating a potential yield of 150 units. Small-scale commercial could also be provided on the site, fronting Shoebury High Street.

Housing Conclusion: Developable (Subject to Policy) **Emp Conclusion:** Potential

Site Conclusion Summary: Exiting employment area proposed for release through Local Plan. The site has a potential capacity for c. 150 units and is located within a suitable area for housing (if allocated) or for on-going employment use/ redevelopment. The site appears to be in multiple ownerships and would require assembly, meaning availability will fall to later periods. Potential for some small scale commercial reprovision on the site to complement residential development, e.g. small convenience retail unit fronting Shoebury High Street.

Status
HELAA





Site Ref: HEA273	**Size (ha):** 2.293
Site Name: Former Cantel Medical Ltd. - Campfield Road	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Employment	
Potential Use(s): Residential	
Source: Planning	

Context and Surrounding Uses: Located on the south side of Campfield Road, directly to the west of Shoebury Garrison Conservation Area. Site formerly occupied by warehouse and office buildings, together with open parking area, enclosed by a high fence. The wider area contains a mix of uses, including residential to the east and west, industrial to the north, and school and church to the south.

Relevant Planning History:
23/00030/FULM 58 houses and 12 self-contained flats

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.315ha (14%)	Majority of site in FZ3 but may not preclude development if risks can be managed through suitable adaptation measures. Located close to SSSI, SAC, SPA, Ramsar site although LPA concluded Significant Effect is Not Likely and therefore EIA not required. Sit
SAC: No	**Anc. Woodland:** No	**Zone 2:** 1.320ha (58%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.658ha (29%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Campfield Road
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is adjacent to the Shoebury Garrison Conservation Area. Within 500m radius of site are c. 28 Grade II listed buildings, one scheduled monument. There are a number of trees on the site, including TPOs. Principle of development established through planning permission.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access from Campfield Road, close to bus stop, Shoebury Railway Station in walking distance.
Local Services: Good	c. 200m from local convenience retail, c. 250m from primary school. Short walk from West Road Neighbourhood Centre.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site has planning permission.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	70	70	Planning permission (23/00030/FULM)	70	0	0	0	0
Employment	0	-4,048	Planning permission	-4,048	0	0	0	0

Capacity Commentary: The site has planning permission for 70 units (23/00030/FULM) and this taken as the yield for the site.

Housing Conclusion: Deliverable | **Emp Conclusion:** n/a

Site Conclusion Summary: The site has planning permission for 70 residential units and loss of all existing employment floorspace, and is under construction.Given the advanced stage of construction, the site is not proposed for allocation within the Local Plan.

Status
HELAA





Site Ref: HEA108	**Size (ha):** 0.236
Site Name: Land Between 43 & 49 Archer Avenue - SS2 4QU	
Neighbourhood: Southchurch	**Type:** Greenfield
Current Use: Informal Green Space (undesignated)	
Potential Use(s): Residential	
Source: Landowner (CfS)	

Context and Surrounding Uses: The site comprises undesignated green space at Archer Avenue, to the south of the Royal Artillery Way (A1159). In terms of the surrounding area, this is mainly residential with two storey housing bordering the site to the south, east and west. There are some mature trees to the west of the site, and other trees on the site, including a memorial tree.

Relevant Planning History:
No relevant planning history

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.236ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site is adjacent to Archer Avenue
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Residential properties to the east and west of the site, and the A1159 to the north - consideration may need to be given to any noise issues associated with the road. Holocaust memorial tree to the centre of the site to be retained, a number of other trees on the site (no TPOs). There is a substation to the north west of the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Site is adjacent to Archer Avenue. Future access would be better suited via Archer Avenue than Royal Artillery Way.
Local Services: Good	Garons Park leisure complex and open space lie to the north west of the site, over Royal Artillery Way. Hamstel School is to the south west. Some local shops and services to Hamstel Road to the south west. Retail provision including a large Waitrose store to the north west. Bus services to the north on Cokefield Avenue and Royal Artillery Way.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

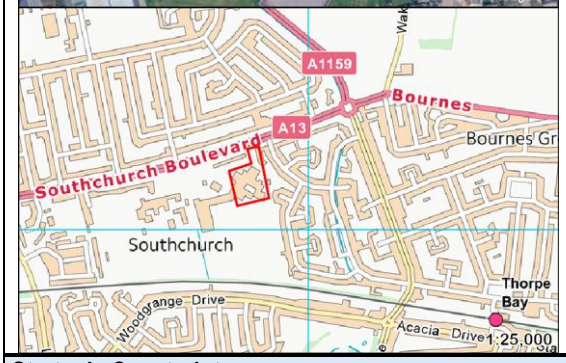
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	10	10	Draft Concept	0	0	10	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The capacity tested by HELAA 2018 (25dph) and HELAA 2026 (50dph) indicating a potential range of 6-12 units. Draft concept indicates potential yield of 10 units (houses), retention of memorial tree, and open green space. Yield of 10 assumed for the Local Plan Trajectory as per draft concept.

Housing Conclusion: Developable	**Emp Conclusion:** Not suitable

Site Conclusion Summary: A draft concept indicates potential for ten units, together with retention of memorial tree, and open green space. The site is located in a residential area, further consideration may need to be given to proximity to road.	**Status** HELAA





Site Ref: HEA142	**Size (ha):** 1.531
Site Name: Land at Futures College - SS2 4XA	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Vacant Site, former education use	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Large site bordered by residential gardens to the east. Southchurch High School and Southend High School for Girls are to the west. Former education use of site (vacant).	
Relevant Planning History: 20/00308/DEM (loss of 8,868sqm of D1 floorspace)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.531ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site has highways access onto Southchurch Boulevard
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is not allocated/ designated in the Development Management Policies Map. Former education use - planning permission granted for demolition - site cleared. Residential uses to the east, education uses to the west with playing fields to the south.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Highways access onto Southchurch Boulevard
Local Services: Good	Retail provision to the west along Southchurch Road. Girls grammar school next to the site. Primary schools to the north and south. Protected green space to the rear. Bournes Green Park and Play Area to the north. On a bus route. Two mainline railway stations to the south west and south east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

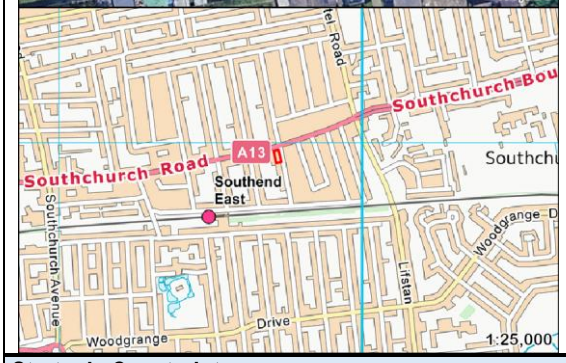
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	56	56	Draft Concept/ HELAA	0	0	56	0	0
Employment	-	-	22/00308/DEM (previously implemented)	0	0	0	0	0

Capacity Commentary: Draft concept indicates a potential yield of 56 units, which is comparable to the HELAA 2026 assumption of 35dph. PP 22/00308/DEM for demolition of former education (D1) buildings (loss of 8,868sqm floorspace, previously demolished therefore not included).

Housing Conclusion: Developable	**Emp Conclusion:** Potential

Site Conclusion Summary: The site is available for development and is located in an area suitable for housing. A draft concept for the site indicates a potential capacity of 56 units.	**Status** HELAA





Site Ref: HEA073	**Size (ha):** 0.070
Site Name: 636 Southchurch Road - SS1 2PT	
Neighbourhood: Southchurch	**Type:** Brownfield Urban
Current Use: Retail & Office	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	
Context and Surrounding Uses: Located on Southchurch Road (A13), surrounded by a mix of commercial/retail uses at ground floor with a mix of residential and commercial uses to upper floors.	
Relevant Planning History: 17/01180/FULM (14 units with 152sqm ground floor commercial unit)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.070ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Southchurch Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: GoodYes	Onto Southchurch Road
Local Services: Good	Distance to; Retail Services 20m, School 480m, Hospital 385m, Open space or Leisure Centre 250m, Public Transport 15m,Distance to Retail Services 15m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	14	14	Planning permission (17/01180/FULM)	14	0	0	0	0
Employment	152	-149	Planning permission 17/01180/FULM	-149	0	0	0	0

Capacity Commentary: Planning permission for 14 units (together with of commercial floorspace at ground floor) and this capacity is assumed for the Local Plan Trajectory.

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: The site has planning permission and is under construction. It is considered deliverable, and located in an area suitable for residential, with commercial ground floor. Given the advanced stage of development this site is not proposed for inclusion as an allocation within the local plan.

Status
HELAA



Site Ref: HEA200	**Size (ha):** 0.065
Site Name: 460 Southchurch Road - SS1 2QA	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Car sales/ residential	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: HELAA (2018)	
Context and Surrounding Uses: Car sales with residential above, primarily two storey run of mixed uses (commercial/ residential uses) in Southchurch Road neighborhood centre.	
Relevant Planning History: 24/00011/FUL 8 dwellings.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.065ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Southchurch Rd
Local Services: Good	C. 138m to Primary School, C. 1.2km to Secondary School, close to Shops, C. 800m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Planning permission

Overall Achievability: Achievable

Conclusion

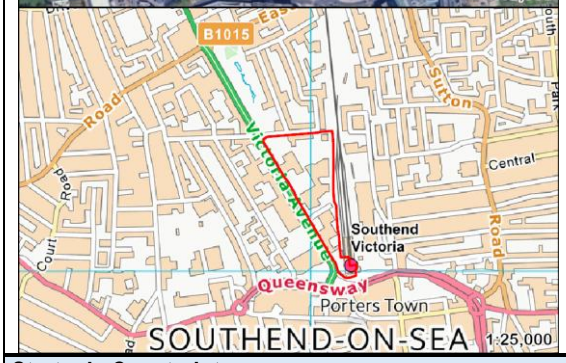
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	Planning Permission	8	0	0	0	0
Employment	148	148	Planning permission	148	0	0	0	0

Capacity Commentary: The site has planning permission for 8 units.

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: The site has planning permission and is included in the housing trajectory. The site is not proposed to be allocated within the local plan given the advanced stage of development.	**Status** HELAA





Site Ref: CA005	**Size (ha):** 5.701
Site Name: Cluster Area 5: Victoria Avenue East	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Civic/Police Station/Court/Resi/Parking/Museum/Train Station	
Potential Use(s): Public Sector/Resi/Parking/Train Station/Green Space	
Source: Council	

Context and Surrounding Uses: Eastern side of Victoria Avenue, with a range of civic uses (including Civic Centre, Police Station, Court House, Museum), car parking, residential, green space and railway station. The western side of Victoria Avenue, has largely been redeveloped for residential uses including conversion of former office buildings. The City Centre is to the south and Prittlewell to the north.

Relevant Planning History:
Expansive planning history including a number of completed schemes. 15/00803/BC4M (102 dwellings-extant); 17/00562/BC3M (Demolish existing car park, erect multi storey car park)-expired.

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 5.701ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing access from Victoria Avenue/ Great Eastern Avenue/ Carnarvon Road.
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: There are a number of existing uses in the Broad Location including police station and civic uses. Majority of site in SCC ownership, with other land ownership. There is a railway line to the east, and noise issues may need to be considered. The site includes public car parking. There is a listed building on the site (Museum). Locally listed fountain adjacent to Civic Centre. To the southern edge of the site is Southend Victoria Railway station.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Central location with bus stops within 150m and a cycle docking hub. Good access to central road network via Victoria Ave. c.200m south to Train Station.
Local Services: Good	c.700m to Primary school. c.1.1km south west to Secondary school. c.600m to GP. Centrally located with full variety of services and shops within 500m.

Overall Suitability: Suitable

Availability

Intention to Develop: Planning Permission/ Confirmed by Landowner (CFS)	**Available When:** Long-term
Ownership/Legal: Mixed	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing for the area broadly suggests development would be economically viable.

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	334	334	HELAA assumption/ Planning permission	0	0	0	186	148
Employment	-	-	n/a	0	0	0	0	0

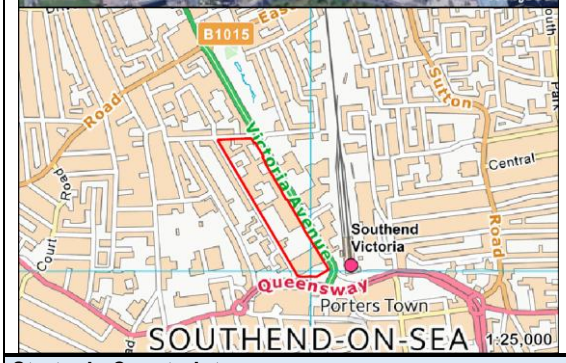
Capacity Commentary: Four parcels considered suitable for potential residential, with 56 units completed within the cluster in 2018/19 with extant permission for a remaining 102 units. HELAA assumption applied to remainder. There is a reasonable prospect that the remaining parcels will come forward, two of which are presumed to be delivered beyond the plan period given an element of uncertainty.

Housing Conclusion: Deliverable/Developable | **Emp Conclusion:** Deliverable/Developable

Site Conclusion Summary: Existing SCAAP broad location that could benefit from some redevelopment, including potential for some residential. Impact of adjacent railway/ road may need to be addressed as part of any future redevelopment of the sites.

Status
HELAA





Site Ref: CA006	**Size (ha):** 5.116
Site Name: Cluster Area 6: Victoria Avenue West	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Commercial/ Residential	
Potential Use(s): Residential/ Commercial	
Source: Council	

Context and Surrounding Uses: Victoria Avenue office area, western side, located to the north of the city centre. The area comprises a range of existing/ former taller office buildings, many of which have been converted to residential or redeveloped for residential with some supporting ground floor commercial uses.

Relevant Planning History:
Expansive planning history, including a number of completed permissions. Outstanding: 23/01645/BC4M (557); 22/00799/FUL; 24/00337/FUL; 24/00754/AMDT; Expired: 20/00315/FUL; 19/00380/FUL.

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 5.116ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Victoria Avenue, existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The Broad Location is located within Southend Central Area - a primary focus for regeneration and growth. The area forms part of an existing allocation within the SCAAP (PA8.1) and is recognised as offering potential for residential led regeneration.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Central location with bus stops and railway station within walking distance. Good access to central road network via Victoria Avenue. North of city centre with good access to high street.
Local Services: Good	Close to schools, particularly primary schools with a number nearby. Located close to GP/ PCT Centre. Centrally located to the north of the city centre, with a variety of shops and services close by.

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission(s)	**Available When:** Short-term to Long-term
Ownership/Legal: Mixed	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values but likely to be economically viable. A number of developments have already come forward/ completed in the location.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	847	847	Planning permissions; HELAA assumptions.	557	60	81	100	49
Employment	1,107	949	Planning permissions	875	0	16	58	0

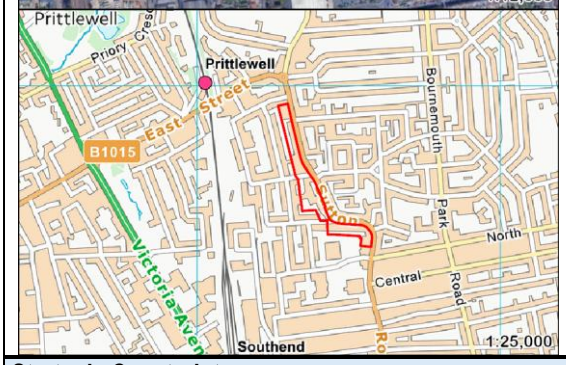
Capacity Commentary: Capacity of sites within the cluster taken from HELAA assumptions and existing planning permissions that have not yet been completed.

Housing Conclusion: Deliverable/Developable | **Emp Conclusion:** Deliverable/Developable

Site Conclusion Summary: The location is considered suitable for residential-led redevelopment and this could contribute to the regeneration of the area. Given the height of surrounding buildings and in recognition of the central location, its sustainability and accessibility, and the scale/ density of other recently completed developments here, there is potential for a higher density of residential development.

Status
HELAA





Site Ref: CA007	**Size (ha):** 2.284
Site Name: Cluster Area 7: Sutton Road	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Current uses include: Residential, Light Industrial, Storage and Distribution, General Industry, Sui Generis.	
Potential Use(s): Residential/ Commercial	
Source: Council	
Context and Surrounding Uses: Brownfield sites located in the existing urban area, forming part of an existing allocation within the SCAAP (ref PA9.1). Surrounding uses include residential/ commercial. Southend city centre to the south west, Prittlewell Station to the north west, close to retail park and employment areas.	
Relevant Planning History: Varied planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.284ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Sutton Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat-Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Forms part of allocation within the SCAAP (PA9.1), and part of the wider Southend Central Area. Further consideration may need to be given to any potential land contamination given existing/ former uses.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Sutton Road
Local Services: Good	Local shops and services nearby on Sutton Road, including convenience store, with other commercial uses and provision within the Greyhound Retail Park to the south, an Southend Town Centre beyond. The Victory Sport Ground is to the north of the site on Sutton Road. Local bus routes serve Sutton Road. Prittlewell Railway station is to the north.

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission(s)	**Available When:** Short-term to Medium-term
Ownership/Legal: Private	**Overall Availability:** Available/Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Achievable

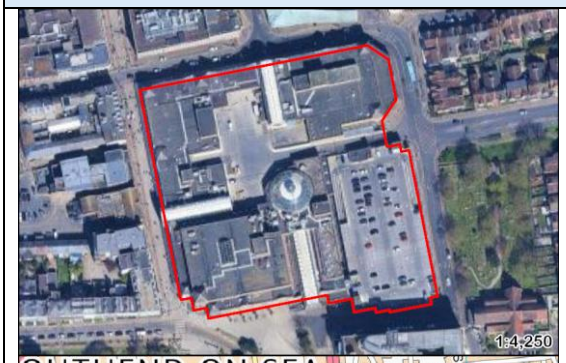
Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	125	125	Planning permissions; HELAA assumptions.	22	16	87	0	0
Employment	800	-3,205	Planning permissions; Assumption	-758	-632	-1,815	0	0

Capacity Commentary: Capacity estimated for local plan trajectory derived from review of existing outstanding planning permissions and HELAA assumptions.

Housing Conclusion: Deliverable/Developable	**Emp Conclusion:** Deliverable/Developable

Site Conclusion Summary: Cluster of sites within the Central Area of Southend, allocated within the SCAAP. Offers potential for residential led regeneration. Some existing planning permissions/ completions, but a number of sites remain, with potential for regeneration.	**Status** HELAA





Site Ref: CA009	**Size (ha):** 1.908
Site Name: Cluster Area 9: Royals	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Retail/ Commercial	
Potential Use(s): Residential/ commercial (inc retail/ food & drink)	
Source: Council	
Context and Surrounding Uses: Located in Southend Central Area. A two storey shopping centre with multi storey car park, flanking the southern end of the High Street. Southern elevation fronts Pier Hill and estuary beyond. Located opposite properties within the Clifftown Conservation Area. Surrounding uses primarily retail/ commercial with some food outlets. The travel centre is to the north western of the site, opposite the side entrance.	
Relevant Planning History: No relevant recent planning history.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.908ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Chichester Road/ Church Road/ Heygate Avenue
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located in Southend city centre - including areas of designated primary and secondary shopping frontage, and within primary shopping area. Car Parking on the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Central location, directly adjacent to travel centre for bus services, and within a short walk of Southend Central station.
Local Services: Good	Located within the city centre, adjacent to a range of shops and services. GP services nearby including Queensway. Close to a range of public transport options - travel centre (bus) to the north and Southend Central Station north west, a short walk from the site. Open green space to the north at Warrior Square, and to the south west at The Shrubbery and Southend Cliffs. Southend seafront to the south.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Unknown.
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	380	380	HELAA 2026 Assumption	0	0	0	253	127
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: Potential capacity assumption of 380 residential units (HELAA 2026, c. 200dph) the majority of which is phased at the end of the plan period, given existing use of building, and the remainder beyond the plan period. Assumed to be a residential led, mixed use opportunity with re-provision of commercial floorspace and parking.

Housing Conclusion: Developable | **Emp Conclusion:** Developable

Site Conclusion Summary: Potential for residential led mixed use development, with opportunity for commercial (retail, food and drink) and leisure uses to ground floor. Existing parking provision on site to be considered as part of development proposals, and opportunity to enhance quality of buildings including utilising views of estuary from upper floors, and onto public piazza at ground floor.

Status
HELAA





Site Ref: CA010	**Size (ha):** 1.539
Site Name: Cluster Area 10: Victoria Plaza	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Retail/ Commercial/ Residential/ healthcare	
Potential Use(s): Commercial/ residential/ retail/ food & drink/ Public Sector/ healthcare	
Source: Council	

Context and Surrounding Uses: Located in Southend Central Area, flanking the northern end of the High Street, this shopping centre is split over three floors (lower ground, ground, first) with office/ residential uses above in high rise element to the building. Active frontages onto High Street, Southchurch Road and Chichester Road, inactive frontage to Queensway. Pedestrian walkway over Queensway from Southend Victoria Station to first floor level of shopping centre. Southend Victoria Station and bus interchange directly to the north of the site. Multi storey car park for Victoria Centre to north west edge.

Relevant Planning History:
No relevant planning history.

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.539ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Chichester Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located in Southend City Centre - including areas of designated primary and secondary shopping frontage, and within the primary shopping area. Car Parking (including public - privately managed) on the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: GoodYes	Central Location, adjacent to Southend Victoria railway station and bus interchange.
Local Services: Good	Located within the city centre, adjacent to a range of shops and services. GP services nearby at Queensway. Close to a range of public transport options - Southend Bus Interchange to the north and Southend Victoria Station. Open green space to the east at Warrior Square

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission(s)	**Available When:** Medium-term
Ownership/Legal: Council Owned	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Unknown.
Overall Achievability: Unknown - Potentially Achievable

Conclusion

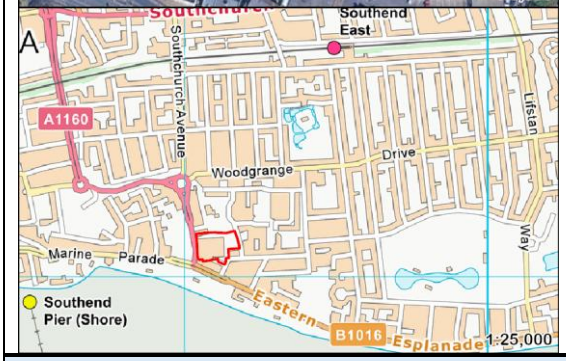
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	-	0	0	0	0	0
Employment	3,500	0	Assumption	0	0	0	0	0

Capacity Commentary: Residential has been delivered however the existing shopping centre offers potential for diversification of commercial uses.

Housing Conclusion: n/a	**Emp Conclusion:** Developable

Site Conclusion Summary: The existing shopping centre has a number of vacant units, and would benefit from diversification including office, further food and drink, and leisure. There is considered to be a reasonable prospect that this diversification will occur during the plan period, with reprovision of 3,500sqm office/ commercial floorspace assumed.	**Status** HELAA





Site Ref: CA012	**Size (ha):** 1.121
Site Name: Cluster Area 12: Kursaal	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Commercial (largely vacant)	
Potential Use(s): Leisure/ Tourism/ Cultural uses with potential for supporting residential to modern/eastern element	
Source: Council	
Context and Surrounding Uses: Grade II listed building with prominent dome, located in Southend Central Area adjacent to the seafront within the Kursaal Conservation Area. Locally listed building, restaurants, are located immediately to the south. Car Park to the rear, together with more modern extensions, residential uses to the north and east.	
Relevant Planning History: No relevant recent planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.000ha (%)	Site in FZ2 (small part in FZ3) but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 1.115ha (99%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.006ha (1%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Southchurch Avenue
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Grade II listed building within The Kursaal Conservation Area. Locally listed building to the south.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access from Southchurch Avenue
Local Services: Good	Located south east of the bus station and high street, with a range of local shops and services on Woodgrange Drive to the north. Tesco express store within the Kursaal building. Leisure and commercial businesses close by along the seafront.

Overall Suitability: Potentially Suitable (Other Policy Constraint)

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council Owned	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Unknown.
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	26	26	HELAA 2026 (50dph) assumption.	0	0	26	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Grade II listed Kursaal building to be retained and enhanced for tourism, leisure, cultural uses. Potential capacity for enabling residential development to the rear of the site (not to listed building) of 26 units based on HELAA 2026 methodology assumption (50dph applied given proximity to Grade II listed building).

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary: The site is located in the central seafront and includes the prominent Grade II listed Kursaal. Retention and reuse/ enhancement of The Kursaal for cultural/ leisure uses, and encourage the re-use of the building, with potential for some enabling (residential) development to the rear (not including the listed building). HELAA 2026 (50dph) assumption applied to parking area/ space to rear.	**Status** HELAA





Site Ref: CA013	**Size (ha):** 0.641
Site Name: Cluster Area 13: Land between Clifftown Parade and Western Esplanade	
Neighbourhood: Southend Central	**Type:** Greenfield Urban
Current Use: Vacant site (green space)	
Potential Use(s): Enhanced Public Open Green Space, potential for future cultural/ leisure uses	
Source: Council	
Context and Surrounding Uses: Open space located in Southend Central Area. The site has undergone stabilisation works as part of phase 1 of a previous planning permission. Clifftown Conservation Area to the north, Western Esplanade and parking area in central reservation to the south, with the seafront beyond.	
Relevant Planning History: 12/00317/BC3M - cliff stabilisation works (phase 1), Extant Permission - museum, planetarium, restaurant, café, shop, parking, landscaping (phase 2).	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.641ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing access from Clifftown Parade, via slip road, and pedestrian access from Clifftown Parade and Western Esplanade.
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Part of site within Clifftown Conservation Area and remainder of site within its setting.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access from Western Esplanade
Local Services: Good	C. 583m to Primary School, C. 718m to Secondary School, C. 230m to Shops, C. 677m to GP, Health Centre, Hospital

Overall Suitability: Not Suitable(protected green space)

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Short-term to Long-term
Ownership/Legal: Council Owned	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Unknown.
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	N/A	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: No development capacity assumed.

Housing Conclusion: Not suitable for housing	**Emp Conclusion:** n/a

Site Conclusion Summary: The site is an existing SCAAP allocation with planning permission, phase 1 of which was implemented for cliffs stabilisation works. The site has potential for enhanced green space provision with cultural/ leisure use, forming an attractive part of the setting of the seafront and neighbouring conservation area.

Status
HELAA





Site Ref: EA019	**Size (ha):** 0.061
Site Name: Whitegate Road	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Vacant	
Potential Use(s): Employment/ Commercial/ Residential	
Source: Former BLP site	
Context and Surrounding Uses: Vacant site with frontages onto Whitegate Road and Chichester Road, currently fenced off. Railway line immediately to the south, properties on High Street immediately to the west.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.061ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Access from Whitegate Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Immediately adjacent to the railway line, potential noise issues. Frontage onto Chichester Road.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Central location, close to Southend Travel Centre, and Southend Central Railway Station, with frequent bus and rail services. Good road access.
Local Services: Good	Adjacent to the High Street and a range of shops and services. c. 225m to GP. C. 600m to Primary School. c. 1km to secondary school.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown, but prospect for redevelopment if allocated.	**Available When:** Long-term
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values.

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	12	12	HELAA 2026 assumption	0	0	0	0	0
Employment	1,650	1,650	Assumption	0	0	0	1,650	0

Capacity Commentary: Former Borough Local Plan site identified as having potential opportunity for employment (commercial) use. Given proximity to railway line there are potential noise constraints. site may alternatively be suitable for residential uses subject to noise mitigation. Assumption of employment floorspace made for the site (alternatively 200dph (HELAA 2026 assumption) applied to site, giving a potential yield of 12 residential units (gross/ net) – although not phased).

Housing Conclusion: Potentially Suitable	**Emp Conclusion:** Potentially Suitable

Site Conclusion Summary:	**Status**
The site is located within Southend Central Area, immediately adjacent to the railway line, fronting Chichester Road dual carriageway, with the High Street/ city centre bounding the site to the west. It is considered to be a suitable location for employment/ commercial uses. The site may alternatively have potential for residential, subject to addressing potential noise issues associated with adjacent railway and road. The site is currently vacant.	HELAA





Site Ref: EA041	**Size (ha):** 2.911
Site Name: Southend Pier	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Pleasure Pier (Leisure)	
Potential Use(s): Pleasure Pier (Leisure)	
Source: Landowner	
Context and Surrounding Uses: Pleasure Pier within the estuary, from Western Esplanade. Leisure and tourism uses, including Pier train, RNLI lifeboat station on shore and off shore, café/ restaurant. The Pier is Grade II listed.	
Relevant Planning History: Planning history relating to pier and structure	

Strategic Constraints

Ramsar: Yes	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: Yes	**Sch. Monument:** No	**Zone 1:** 1.525ha (52%)	Listed structure, within environmental designations. Not excluded at Stage 1 as being promoted for enhanced leisure/ tourism uses only, that would be suitable for a pleasure pier, and listed structure, to support existing offer.
SAC: Yes	**Anc. Woodland:** No	**Zone 2:** 0.129ha (4%)	
SSSI: Yes	**Airport PSZ:** No	**Zone 3:** 1.257ha (43%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** Yes	**Waste Policy:** No	**Access:** Existing - Marine Parade/ Western Esplanade
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The Pier is Grade II listed. A number of environmental designations to the foreshore - including Ramsar, SPA, SSSI.
Summary of Constraints Scoring: High

Site Suitability

Accessibility: Moderate	Access from Western Esplanade/ Pier Hill to Pier - end of Pier reached by foot or by Pier Train, or boat via estuary.
Local Services: Good	Located south of Southend High Street, accessed via Pier Hill, providing a range of shops and services. Leisure, culture and tourism facilities on and adjacent to the site. Public transport to the north, via Pier Hill.

Overall Suitability: Suitable (for leisure – not suitable for residential)

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Achievable.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	Not suitable for residential development	0	0	0	0	0
Employment	2,900	2,900	SCAAP allocation CS1.1	0	2,900	0	0	0

Capacity Commentary: Pleasure pier; not suitable for residential uses. The Pier provides opportunity for enhanced leisure uses.

Housing Conclusion: Not suitable for housing	**Emp Conclusion:** Developable (leisure)

Site Conclusion Summary: The site continues to be promoted for leisure uses, and is not suitable for residential development.	**Status** HELAA





Site Ref: HEA006	**Size (ha):** 0.279
Site Name: Central House - 8 Clifftown Road - SS1 1AB	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Office/ Commercial/ Residential with car park	
Potential Use(s): Residential/ Commercial	
Source: Planning/ HELAA	
Context and Surrounding Uses: Six storey building with retail at ground floor fronting the High Street. Office above with multi storey car park to rear. Adjacent to Southend Central Station. Located in Southend Central Area.	
Relevant Planning History: 24/01224/PA64 (refused); 24/01505/PA64 (7 dwellings); 24/01505/PA64 Extant Permission (7 net dwellings & -719sqm net Emp Floorspace)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.279ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing - Clifftown Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located adjacent to railway station with potential noise issues. Site located in primary & secondary shopping frontage. Retail element would need to be re-provided/ active ground floor use and frontages. Limited road access. Some existing residential use.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Central location adjacent to bus stops and Southend Central station. Road access is more limited given central road network and Highstreet.
Local Services: Good	c.600m north west to Primary School. 2.4km to Secondary School. c. 375m to GPs. Central area with full provision of services and retail.

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission	**Available When:** Short-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

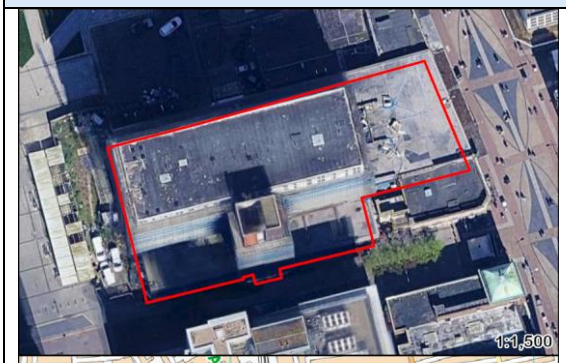
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	170	170	HELAA 2026 assumption	7	0	0	100	63
Employment	3,200	2,481	Assumption	-719	0	0	1,963	1,237

Capacity Commentary: An assumption of remaining site capacity has been made using the HELAA 2026 (200dph) which indicates potential for a yield of 170 units, some of which are phased beyond the plan period given that only part of the site has planning permission.

Housing Conclusion: Developable/Deliverable | **Emp Conclusion:** Developable/Deliverable

Site Conclusion Summary: The site has a potential capacity c.170 units (likely flats) and commercial/retail and is located within a suitable area for housing but has unknown availability given it is in multiple use. Prominent city centre location on primary shopping frontage and therefore an active frontage would need to be re-provided.

Status
HELAA





Site Ref: HEA009	**Size (ha):** 0.195
Site Name: 9 Elmer Approach - SS1 1NE	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Office/ Night Club	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Located within Southend City Centre primary shopping area, surrounding uses include education, library, commercial and retail. Southend Central Railway Station is a short distance to the south of the site.	
Relevant Planning History: 24/01424/PA64 refused, appeal dismissed; 20/00082/RESM Extant; 19/00666/PA3COU Extant (17 net dwellings & -732 net Emp Floorspace), 18/01873/PA3COU Extant (119 net dwellings & -5,187 net Emp Floorspace), 16/00968/FUL Extant, 16/00967/FUL Extant.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.195ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** From Elmer Approach
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located in Southend city centre primary shopping area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Elmer Approach
Local Services: Good	Distance to; Retail Services 40m, School 25m, Hospital 25m, Open space or Leisure Centre 190m, Public Transport 95m,Distance to Retail Services 90m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable. Site has planning permission.

Overall Achievability: Achievable

Conclusion

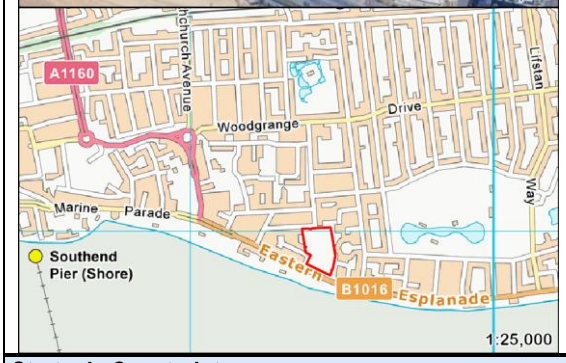
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	136	136	Planning permission	136	0	0	0	0
Employment	896	0	Planning Permission	896	0	0	0	0

Capacity Commentary: The site has planning permission for change of use to 119 units and another permission for change of use of the second floor to 17 units (both under construction). This yield of 136 is taken for the Local Plan Trajectory.

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: The site has permission for 136 units and is located in the city centre, close to the High Street, with frontages onto Elmer Approach and The Forum. The building would benefit from regeneration and active frontages to enliven this space.	**Status** HELAA





Site Ref: HEA042 | **Size (ha):** 1.267

Site Name: Former Gas Works (Esplanade House) - Eastern Esplanade - SS99 1YY

Neighbourhood: Southend Central | **Type:** Brownfield Urban

Current Use: Temporary car park

Potential Use(s): Residential/ Mixed Use (inc hotel) and public parking

Source: Planning

Context and Surrounding Uses: The site is located on the north side of Eastern Esplanade, also fronting Burnaby Road to the north. The site has now been cleared and laid out for temporary public parking. The surrounding uses are largely residential of between 2 to 5 storey (flats and houses), however there is also a 5 storey Premier Inn hotel to the east of the site.

Relevant Planning History:
13/00869/EXTM–Hybrid Application to demolish existing buildings, erect mixed development comprising 216 flats, 64-bed hotel, restaurant, retail floorspace;
18/00634/BC3M - Permission for temporary car park.

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.000ha (%)	Large area of site in FZ2 and FZ3 but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.755ha (60%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.512ha (40%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Eastern Esplanade, also runs adjacent to Burnaby Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is wholly located within flood zone 3 and further investigation into potential land contamination may be required.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	The site is accessed via Eastern Esplanade, but also runs adjacent to Burnaby Road. This site is currently a temporary car park with an access from Eastern Esplanade. A development of this scale will need to assess the impact on both the local and wider highway network.
Local Services: Good	Site fronts Southend seafront, with a range of leisure opportunities. Southchurch Park is to the north-east. School c.840m. Public Transport 25m. Range of local shops and services to the north on Woodgrange Drive.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Long-term
Ownership/Legal: Mixed/ Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	150	150	Draft Concept	0	0	0	150	0
Employment	400	400	Assumption	0	0	0	400	0

Capacity Commentary: A yield of 150 is assumed, to come forward in the latter part of plan period, to take account of enhanced public parking reprovision, and potential for residential led mixed use development on part of the site.

Housing Conclusion: Developable | **Emp Conclusion:** Developable

Site Conclusion Summary: The site previously had planning permission for 216 dwellings, although this has now lapsed and a temporary car park has been permitted on the site. The site is considered suitable for a residential led, mixed-use scheme, with a potential yield of 150 units, accounting for enhanced parking provision. Assumption for employment floorspace of 400sqm.

Status
HELAA





Site Ref: HEA045	**Size (ha):** 0.044
Site Name: 48 Alexandra Street - SS1 1BJ	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Vacant site - Former Snooker Club	
Potential Use(s): Residential/ Commercial	
Source: Planning	

Context and Surrounding Uses: Located adjacent to the city centre and the Clifftown Conservation Area, in a run of designated frontages of townscape merit (local heritage designation). Commercial character to the street, car park to the rear/ east. The site is vacant, the former snooker building having been demolished. Attractive red brick, gabled two/three storey buildings directly to the east, and two/ three storey traditional buildings to the west.

Relevant Planning History:
23/01166/OUTM refused and appeal dismissed; 15/02106/FUL Expired

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.044ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Alexandra Street
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints. Frontage of townscape merit.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Accessed via Alexandra Street.
Local Services: Good	Distance to; Retail Services 200m, School 230m, Hospital 320m, Open space or Leisure Centre 165m, Public Transport 5m,cDistance to Retail Services 0m

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	Planning permission (15/02106/FUL) (extant)	0	9	0	0	0
Employment	171	-565	Planning permission	0	-565	0	0	0

Capacity Commentary: The site has previous planning permission (extant) for 9 units and ground floor commercial floorspace, replacing the former snooker club, and this is assumed as the capacity of the site for the Local Plan trajectory.

Housing Conclusion: Developable	**Emp Conclusion:** Potential

Site Conclusion Summary: Small site previously permitted for nine dwellings which has now lapsed. The site is located in an area suitable for residential, with potential for commercial ground floor use given proximity to High Street/ City Centre.

Status
HELAA





Site Ref: HEA048	**Size (ha):** 0.103
Site Name: 215-215A North Road, SS0 7AF	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Vacant Buildings - Previously Employment uses	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: The site is located on the western side of North Road, the previous buildings have been demolished. The streetscene in this part of North Road is predominantly made up of two storey residential properties.	
Relevant Planning History: 14/00299/FUL (Extant Permission for 7 net dwellings), 19/01591/FUL Extant Permission (2 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.103ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto North Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Southend Central Area. SCAAP Victoria Gateway Policy Area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto North Road
Local Services: Good	Primary Care Centre to the south of the site on North Road. Shops and services to the north on West Road. Southend town centre to the south. School c.165m. Churchill Gardens provides green space to the east of the site, across Victoria Avenue. Bus services to Victoria Avenue to the east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	7	PP (19/01591/FUL) (2 units); 14/00299/FUL (9 units, expired)	0	7	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The site has planning permissions totaling 9 units, and this is assumed as the yield for the Local Plan Trajectory.

Housing Conclusion: Developable **Emp Conclusion:** n/a

Site Conclusion Summary: Small site located on North Road, considered deliverable for residential development. The site is located close to North Road primary care centre, with good access to local services and public transport from Victoria Avenue, West Road, and the city centre.

Status HELAA





Site Ref: HEA054; EA037	**Size (ha):** 1.100
Site Name: Marine Plaza - SS1 2EN	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Public House/ Takeaway/ Residential/ Light Ind.	
Potential Use(s): Residential/ Mixed Use	
Source: Planning	
Context and Surrounding Uses: Located on the central seafront within Southend Central Area. Surrounding uses include commercial/ leisure. The listed Kursaal is opposite the site. The site fronts Marine Parade, which provides access along this part of the seafront. It also has frontages onto Southchurch Avenue and Pleasant Road.	
Relevant Planning History: 14/01462/FULM Extant Permission for 278 net dwellings & 1,855 net Emp Floorspace.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.392ha (36%)	Large area of site in FZ2 and part in FZ3 but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.586ha (53%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.122ha (11%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto A1160
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Large area of site in FZ2 and part in FZ3 but may not preclude development if risks can be managed through suitable adaptation measures.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Onto Southchurch Avenue
Local Services: Good	Distance to; Retail Services 60m, School 580m, Hospital 485m, Open space or Leisure Centre 70m, Public Transport 0m, Distance to Retail Services 45m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private/ Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

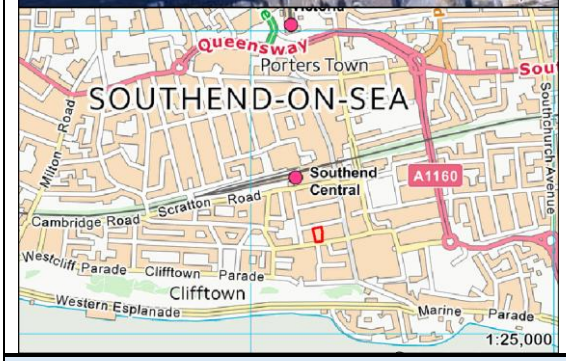
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	282	278	Planning permission 14/01462/FULM	0	0	278	0	0
Employment	2,717	1,855	Planning permission 14/01462/FULM	0	0	1,855	0	0

Capacity Commentary: Extant planning permission and mixed use development, including for 282 residential units.

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary: This site has as planning permission 282 dwellings and commercial floorspace (extant) and is considered available for development. It is located in the central seafront area, adjacent to The Kursaal Conservation Area and listed building, the setting of which would be a consideration for any development.	**Status** HELAA





Site Ref: HEA072	**Size (ha):** 0.124
Site Name: Former Empire Theatre - Alexandra Street - SS1 1BU	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Vacant previously developed land	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	
Context and Surrounding Uses: Vacant site previously occupied by the former Empire Theatre (approx. four storeys), now demolished. The site is located in a central location, surrounded by a mix of uses, including predominantly ground floor commercial with residential above.	
Relevant Planning History: 23/00265/OUTM (22 units & commercial); 17/01319/FULM (24 units) (expired)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.124ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Alexandra Street/ Clarence Street
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints. Partially within the town centre primary shopping area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Alexandra Street and Clarence Street
Local Services: Good	Distance to; Retail Services 95m, School 260m, Hospital 325m, Open space or Leisure Centre 150m, Public Transport 85m,Distance to Retail Services 5m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable. The site has planning permission.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	22	22	Planning permission 23/00265/OUTM	0	22	0	0	0
Employment	462	462	Planning permission 23/00265/OUTM	0	462	0	0	0

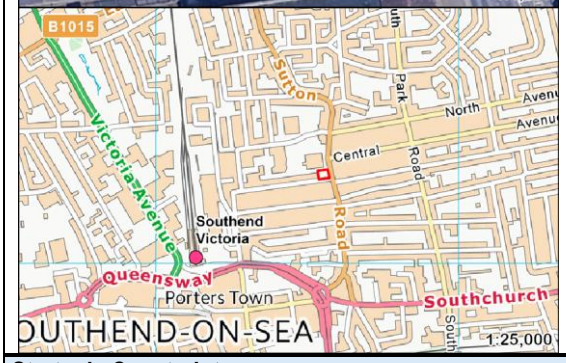
Capacity Commentary: Planning permission for 22 units and commercial floorspace (Class E) (23/00265/OUTM).

Housing Conclusion: Developable | **Emp Conclusion:** Developable

Site Conclusion Summary: This vacant site is located in Southend Central, close to the High Street, and has remained vacant for a number of years. The site would benefit from well-designed redevelopment. The site has planning permission, and provides opportunity for residential uses to upper floors, and commercial use to ground floor.

Status
HELAA





Site Ref: HEA078	**Size (ha):** 0.101
Site Name: Styles Properties - 165 Sutton Road - SS2 5PE	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Vacant Site (formerly commercial)	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	

Context and Surrounding Uses: This vacant site is located on the western side of Sutton Road, at the junction with Maldon Road. It was previously occupied by a single storey industrial building (demolished) and is stepped, taking into account of the changing levels on Maldon Road. There is a varied streetscene in this location with a mixture of both residential and commercial uses.

Relevant Planning History:
23/00866/OUTM (22 units), 13/01628/FUL (4 flats and 3 houses) (expired).

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.101ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Sutton Rd / Maldon Rd
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located within the outer edge of the Southend Central Area. The site is located within the SCAAP Sutton Gateway Neighbourhood Policy Area. There are changing levels between Sutton Road and Maldon Road.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	The site is currently accessed off Maldon Road. There are some level differences in the site which would need to be considered when designing potential access points for vehicles and pedestrians. Detailed local transport access and reconfiguration resulti
Local Services: Good	The site is located adjacent to the Greyhound Way Retail Park, and there are a range of other shops and services nearby on Sutton Road. Bus service to Sutton Road, with a bus stop to the north of the site neat the retail park. Not immediately close to open green space - Victory Sport Ground to the north at the end of Sutton Road. Schools to the east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	22	22	PP (outline) (23/00866/OUTM)	0	22	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: The site has outline planning permission (23/00866/OUTM) for 22 units - this is assumed therefore as the yield of the site.

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary: The site is located in an area suitable for residential development, with potential for commercial ground floor uses. The site has outline planning permission and is considered deliverable.

Status
HELAA





Site Ref: HEA082	**Size (ha):** 0.069
Site Name: 4 Southchurch Road - SS1 2NE	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Mixed use building (Ground Floor - shop, Upper Floors - office)	
Potential Use(s): Residential/ Mixed use	
Source: Planning	
Context and Surrounding Uses: This site includes a three-storey building located to the rear of Southchurch Road, overlooking a service deeping adjacent to the main High Street and Victoria Shopping Centre. The building includes commercial frontage, the middle floor and upper floor are in commercial use.	
Relevant Planning History: 24/01997/PA64 (12 units); 23/01504/FUL (9 units, refused)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.069ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Pedestrian access from Southchurch Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located within the SCAAP High Street Policy Area and Designated City Centre Primary Shopping Area. The road forming a secondary shopping frontage and therefore a loss of commercial uses on the ground floor would likely be resisted.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Pedestrian access from Southchurch Road. Due to its location with the level change of The Deeping, both pedestrian and vehicular access to this site would need to be considered.
Local Services: Good	Located within the city centre, adjacent to a range of shops and services. GP services nearby at Queensway. Close to a range of public transport options - Southend Bus Interchange to the north and Southend Victoria Station. Open green space to the east of the site at Warrior Square.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	12	12	Planning permission (24/01997/PA64)	12	0	0	0	0
Employment	0	-859	Planning permission (24/01997/PA64)	-859	0	0	0	0

Capacity Commentary: The site has planning permission (prior approval) for 12 units and this is considered as the yield.

Housing Conclusion: Deliverable	**Emp Conclusion:** Deliverable

Site Conclusion Summary: The site has a prior approval for 12 residential units (24/01997/PA64) for change of use of first and second floor offices to residential. The site is located in the city centre, and is considered suitable for residential to upper floors.	**Status** HELAA





Site Ref: HEA085; EA030	**Size (ha):** 1.814
Site Name: Tylers Avenue Car Park - SS1 2BB	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Surface Car Park	
Potential Use(s): Enhanced public parking, ancillary development, public transport interchange, public realm enhancements and landscaping	
Source: SCAAP (PA7.1)	
Context and Surrounding Uses: The site includes a car park, bus station/ travel centre and is adjacent on two sides to existing terraced housing, with commercial buildings on its other sides, which form part of the town centre. Good access by public transport - rail and bus - and good access to surrounding shops and services.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.814ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Baltic Avenue/Tylers Avenue/ Chichester Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is allocated within the SCAAP as Opportunity Site PA7.1 Tyler's Avenue. The majority of the site is located within the Town Centre Primary Shopping Area. The site is identified in SCAAP as a Key Visitor Car Park and reprovision of public parking/ opportunities to increase provision on the site would need to be considered alongside associated development (residential/ commercial).
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Accessible off Baltic Avenue/Tylers Avenue. If development of the site displaced the bus Travel Centre , an alternative location may need to be found. Public Parking on site to be considered as park of any development - key visitor car park (SCAAP).
Local Services: Good	Located adjacent to the city centre, close to a range of shops and services. Close to a range of public transport options including bus interchange and Southend Central Railway Station (to the north west). School c.200m.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Long-term
Ownership/Legal: Partly Council Owned	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	-	-	n/a	0	0	0	0	0
Employment	1,000	1,000	Assumption	0	0	0	1,000	0

Capacity Commentary: Existing allocation (SCAAP PA7.1). HELAA 2018 (83dph) estimated a potential yield of 150 units, in accordance with the existing allocation for the site (SCAAP PA7.1). However it is considered that enhancing public parking in this area could be beneficial for the city centre and therefore no residential yield is assumed.

Housing Conclusion: Potential	**Emp Conclusion:** Potential (ancillary)

Site Conclusion Summary: This city centre car park site is allocated within the SCAAP (PA7.1) and is considered to offer potential for enhanced parking, through public realm and landscaping enhancements, together with consideration of bus interchange and facilities. The site may also present opportunities for ancillary commercial development.	**Status** HELAA





Site Ref: HEA096; EA039	**Size (ha):** 6.939
Site Name: Queensway (SCAAP Opportunity Site PA4.1)	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Mixed use site	
Potential Use(s): Residential/ Mixed use	
Source: Planning	
Context and Surrounding Uses: Large mixed use site in Southend Central Area. The city centre is to the west, Queensway dual carriageway to the north and east. Retail and residential units along Southchurch Road, Essex Street and Short Street, as well as numerous car parks (surface level and multi storey). Residential tower blocks on the site up to 17 storeys high. All Saints Church and Porters are important heritage assets to the east of the site.	
Relevant Planning History: 20/01479/BC4M (1,760 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 6.939ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site contains or abuts; Queensway, Coleman Street, Essex Street, Milton Street, Sutton Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located within Southend Central Area in the SCAAP (Opportunity Site PA4.1). Retail units north of Southchurch Road and west of Essex Street within SCAAP Town Centre Primary Shopping Area and are Primary Shopping Frontages. Site includes a large number of buildings in a variety of uses, generally occupied with multiple owners/ leases. Tower blocks would require tenant/ owner relocation. In the setting of Porters and All Saints Church, both important heritage assets.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	A range of access points including Essex Street, Queensway and Chichester Road
Local Services: Good	Located adjacent to the city centre, providing shops and services (including health) in close walking distance. Served by a number of buses, with the bus interchange to the north west within a short walk from the site, along with Southend Victoria railway station. Access to green space is more limited, although Warrior Square Gardens are to the south. Primary Schools nearby. South Essex College within the city centre.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term to Long-term
Ownership/Legal: Mixed	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	1,760	1,268	Planning permission 20/01479/BC4M	0	250	250	250	518
Employment	10,000	1,547	Planning Permission 20/01479/BC4M	0	305	305	305	632

Capacity Commentary: Planning Permission was granted for 1,760 units (gross). Transport element of proposed development is being implemented. Given the residential development was an outline application and work is on-going regarding a delivery partner, it is assumed that the development will start to be delivered in the medium to long term, with some phased outside of the plan period.

Housing Conclusion: Developable/Deliverable	**Emp Conclusion:** Developable/Deliverable

Site Conclusion Summary: This site has been identified during the SCAAP preparation process as Opportunity Site PA4.1 and now has part full/ part outline permission for a 1,268 net dwellings (1,760 gross dwellings) which could be delivered in the medium to long term, with some delivery phased outside of the plan period.	**Status** HELAA





Site Ref: HEA107; EA042	**Size (ha):** 0.365
Site Name: 53-57 Sutton road (Guildford Road SCAAP Opportunity Site PA9.2)	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Retail	
Potential Use(s): Residential/ Mixed use	
Source: SCAAP allocation	
Context and Surrounding Uses: Located at the junction of Sutton Road and Guildford Road, comprises a large 3-storey brick building and surface car park. The building is occupied by Co-op food store at the ground floor. The site has an existing double-width access on to Guildford Road. Three storey flatted development immediately west of the site and two storey terraced houses to the north and south. Southend Victoria Station to the west and the City Centre to the south-west.	
Relevant Planning History: 21/01643/FULM Extant Permission for 17 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.365ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site abuts Guildford Road and Sutton Road. Existing highways access onto Guildford Road.
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located within Southend Central Area, a primary focus for regeneration and growth. It forms part of the SCAAP Sutton Gateway Neighbourhood Policy Area, where it is included as an Opportunity Site (PA9.2 - Guildford Road). DPD Secondary Shopping frontage designation. Locally listed building frontage - the façade of the current building fronting onto Sutton Road should be retained and incorporated into any proposals.

Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	The site is accessed off Guildford Road. The site provides good accessibility to bus services.
Local Services: Good	Close to a range of shops and services on Sutton Road, including Co-op store on the site. School c.400m. Sutton Road served by public transport, and Southend Victoria Railway station lies to the south west of the site on Queensway. Warrior Square Gardens lie to the south west further beyond Queensway.

Overall Suitability: Suitable

Availability

Intention to Develop: Planning	**Available When:** Short-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

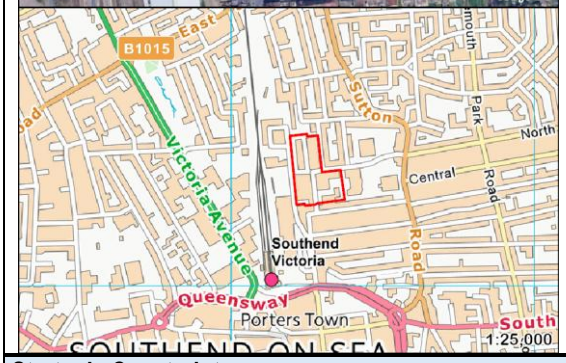
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	50	50	Planning permission 21/01643/FULM	17	0	0	0	33
Employment	0	-3,729	Planning permission 21/01643/FULM	0	0	0	0	-3,729

Capacity Commentary: Site allocated in SCAAP for up to 50 units (PA9.2) and it is considered that this could be achieved. The site has planning permission for 17 units which sees the retention of the existing building on the site for retail and storage use, which it is assumed can be delivered in the short term, with the remainder of the site phased beyond the plan period.

Housing Conclusion: Developable/Deliverable	**Emp Conclusion:** Developable/Deliverable

Site Conclusion Summary: The site allocated in the SCAAP as an Opportunity Site PA9.2 - Guildford Road which has been assessed as suitable for residential (50 dwellings) and convenience retail. This site has been submitted through the Call for Sites. Benefits from planning permission for 17 dwellings and self-storage use to the upper floors of the existing building, assumed to be delivered within the local plan period, with the remainder of the units phased beyond the plan period.	**Status** HELAA





Site Ref: HEA267; EA032	**Size (ha):** 2.763
Site Name: Grainger Road	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Residential/ Mixed Use	
Source: HELAA 2020	
Context and Surrounding Uses: Existing employment area comprising an industrial estate located within Southend Central Area. Surrounding uses are a mix of residential and other industrial buildings. Grainger Road cuts through the site.	
Relevant Planning History: Planning history relating to employment uses.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.763ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Grainger Road/ Grainger Close/ Stanfield Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield urban site in employment use. Given existing/ former uses, there may be land contamination: this requires further investigation. Site designated for employment.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Edge of centre location. Bus stops along Sutton Road 300m west. Southend Victoria c.350m south east. Good road access via Greyhound way and Milton Maldon Rd.
Local Services: Good	c.520m to Primary school. C.1km to Secondary school north. Parade c.200m as well as supermarket. Retail core 300m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown, but prospect for redevelopment if allocated.	**Available When:** Long-term
Ownership/Legal: Multiple Ownership	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	360	360	Assumption	0	0	0	240	120
Employment	6,000	-7,516	Assumption	0	0	0	-5,011	-2,505

Capacity Commentary: Potential to reprovide for modern commercial floorspace on the site (c. 6,000sqm), together with a potential capacity of c. 360 residential units (assumed through capacity testing for the site). Assumed there is potential for part of the site to be delivered in the plan period, and the remainder assumed outside the plan period.

Housing Conclusion: Developable (Subject to Policy)	**Emp Conclusion:** Developable

Site Conclusion Summary: The site has an assumed potential capacity for residential units (mix of flats/houses, c.360) and reprovision of modern commercial floorspace (c. 6000sqm), with opportunity for cultural uses. Existing employment area proposed for release through Local Plan. The site appears to be in multiple ownerships, meaning availability is expected to fall to later periods.	**Status** HELAA





Site Ref: HEA269; EA016	**Size (ha):** 0.301
Site Name: Central Station (adjacent), Clifftown Road	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Commercial/ Car Park/ Train Station access building	
Potential Use(s): Residential/ Mixed Use/ Public Realm/ Train station access building	
Source: Former BLP site	
Context and Surrounding Uses: Existing site comprises a car park and garage adjacent to the Southend-Fenchurch Street railway line. Southend Central station buildings adjacent.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.301ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing from Clifftown Rd.
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located adjacent to a railway station/ railway line which may potentially cause noise issues. Brownfield Site. Limited road access. Loss of car park would need to be justified. Station building is locally listed and adjacent to conservation area.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Central location adjacent to Southend Central station, with frequent rail services, as well as nearby bus stops. Road access is more limited given central road network.
Local Services: Good	c.575m north west to Primary School. 2.4km to Secondary School. c. 375m to GPs. Central area with full provision of services and retail

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	60	60	HELAA 2026 assumption	0	0	0	60	0
Employment	1,800	1,500	Assumption	0	0	0	1,500	0

Capacity Commentary: The site has potential for c. 60 residential units and employment floorspace (c. 1500 sqm net) based on a density assumption (HELAA 2026).

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary:	**Status**
The site has potential capacity for c.60 units (flats) and commercial use (ground floor of c. 1,500sqm net) and is located within a suitable area for housing (if allocated). Any redevelopment would need to be subject to reprovision of station facilities and justify loss of car parking. Locally listed station would need to be considered within any proposal. Potential noise from railway line may require mitigation in residential development.	HELAA

station facilities and justify loss of car parking. Locally listed station would need to be considered within any proposal. Potential noise from railway line may require mitigation in residential development.	





Site Ref: HEA277	**Size (ha):** 0.360
Site Name: (Former Kenbro Carpets) 141-159 Sutton Road	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: Planning	

Context and Surrounding Uses: The site is located on the western side of Sutton Road, between the junctions with St Ann's Road and Maldon Road. It is within Sutton Road local centre and secondary shopping frontage. It is currently occupied by a two storey carpet shop and warehouse, with parking to the rear. Greyhound retail park is to the north. Local street scene in this part of Sutton Road, mainly 2 storey, traditional small scale shop units.

Relevant Planning History:
22/01541/FULM Extant Permission for 34 net dwellings & -2,839 net Emp Floorspace

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.360ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** St Ann's Road/ Maldon Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located on Sutton Road and within a designated secondary shopping frontage.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from Sutton Road, St Ann's Road and Maldon Road
Local Services: Good	Located on Sutton Road within a secondary shopping area - local shops and services nearby, including public transport links.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site has planning permission.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	34	34	22/01541/FULM	34	0	0	0	0
Employment	0	-2,839	22/01541/FULM	-2,839	0	0	0	0

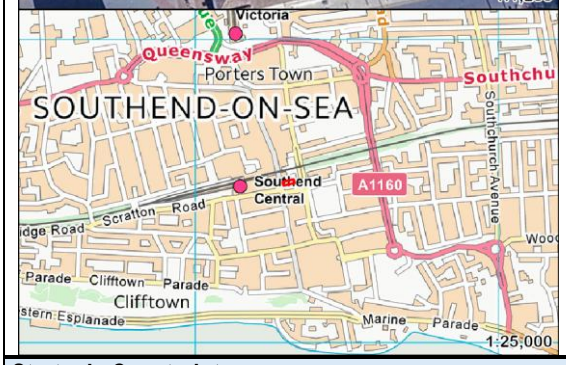
Capacity Commentary: Planning permission for 34 units on the site and this is taken as the potential yield.

Housing Conclusion: Deliverable | **Emp Conclusion:** Deliverable

Site Conclusion Summary: The site has planning permission and is considered deliverable (22/01541/FULM) located in an area suitable for residential, and commercial floorspace.

Status
HELAA





Site Ref: HEA278	**Size (ha):** 0.046
Site Name: 90 High Street, Southend, SS1 1JN	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential/ Commercial	
Source: Planning	

Context and Surrounding Uses: Located on Southend High Street, within the City Centre. The site contains a four storey building on the eastern side of the High Street. The street scene is characterised by commercial premises. The site backs onto Pitman's Close which has a service yard character/ parking area.

Relevant Planning History:
19/00866/FUL third floor extension to form 9 self-contained flats (expired)

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.046ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Pitman's Close (rear, vehicle access)/ High Street (pedestrian)
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located on Southend High Street, tightly bounded by neighbouring buildings that front onto the High Street, and the railway line/ bridge to the north. Access to rear from Pitman's Close. Within the city centre Primary Shopping Area, and covered by the SCAAP High Street Policy Area.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access from Pitman's Close, and High Street (pedestrian), located close to a range of public transport options, including Southend travel centre with frequent bus services to the south, a short walk away, and Southend Central Station to the north west.
Local Services: Good	Located on the High Street in Southend City Centre, immediately adjacent to a range of shops, services, and food outlets. Close to a range of public transport options. Leisure facilities nearby, including the seafront which is to the south.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Achievable.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	19/00866/FUL (expired)	0	0	9	0	0
Employment	0	-1,051	19/00866/FUL (expired)	0	0	-1,051	0	0

Capacity Commentary: The site had a previous planning permission (19/00866/FUL), now expired, for nine self-contained flats. The building is currently vacant and a yield of nine is assumed, with potential for commercial use at ground floor given High Street frontage.

Housing Conclusion: Developable | **Emp Conclusion:** Developable

Site Conclusion Summary: The site has a previous Planning permission 19/00866/FUL for 9 units, it is located in the city centre, fronting the High Street, and is considered to have potential for residential development (to upper floors) with opportunity for commercial use at ground floor, with active frontage onto the High Street, retaining the attractive building facade.

Status
HELAA





Site Ref: HEA282	**Size (ha):** 0.075
Site Name: 7 Tylers Avenue, Southend, SS1 2BB	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Vacant site (formerly restaurant)	
Potential Use(s): Residential/ Commercial	
Source: Planning	
Context and Surrounding Uses: Vacant site, formerly a two storey restaurant, now demolished. Located in Southend Central Area, close to the High Street and Southend travel centre. Close to a range of shops and services and public transport options nearby.	
Relevant Planning History: 23/00264/OUTM (58 units and commercial floorspace)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.075ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Chichester Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located close to Southend High Street, opposite Tylers Avenue Car Park and Travel Centre.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access onto Chichester Road
Local Services: Good	Located in the city centre, close to a range of shops and services and public transport options.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site has planning permission.
Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	58	58	23/00264/OUTM	0	58	0	0	0
Employment	144	144	23/00264/OUTM	0	144	0	0	0

Capacity Commentary: Site capacity based on planning permission for 58 units and commercial floorspace at ground floor.

Housing Conclusion: Developable	**Emp Conclusion:** Developable

Site Conclusion Summary: The site has outline planning permission for residential led mixed use (commercial ground floor) and is considered deliverable.	**Status** HELAA



Site Ref: HEA030	**Size (ha):** 0.046
Site Name: 15 Royal Terrace - SS1 1DY	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Residential	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Located in the Clifftown Conservation Area, Grade II listed building forming part of a terrace comprising residential use and visitor accommodation. Adjacent to the city centre. The Shrubbery Gardens lie in front of the property, with the seafront esplanade beyond.	
Relevant Planning History: 17/01289/FUL Extant Permission for 6 net dwellings & -595 net Emp Floorspace.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.046ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Royal Terrace
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Grade II listed building within Clifftown Conservation Area, with Article 4 direction.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Onto Royal Terrace
Local Services: Good	Located in Southend Central Area adjacent to the town centre. Close to a range of shops and services. Within 400m of a railway station and bus stops with frequent bus services.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

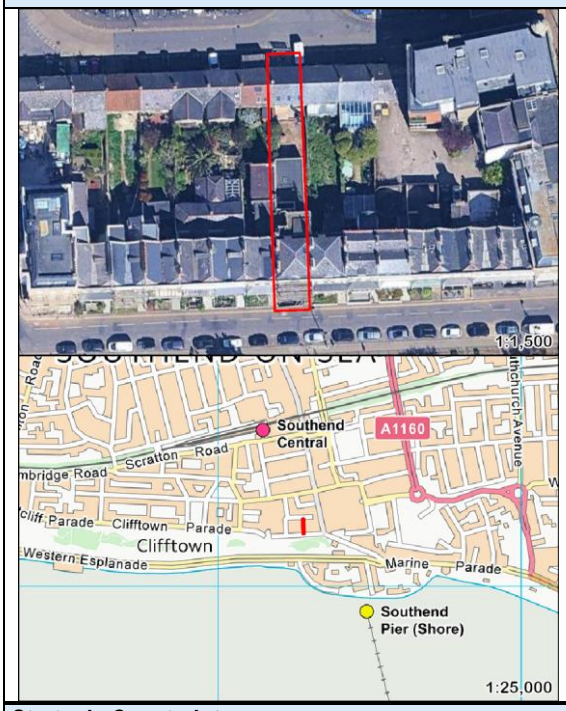
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	7	6	Planning permission (17/01289/FUL)	6	0	0	0	0
Employment	0	-595	Planning permission (17/01289/FUL)	-595	0	0	0	0

Capacity Commentary: The site has a previous planning permission for 7 units (6 net), and this is therefore assumed as the capacity for the housing trajectory.

Housing Conclusion: Deliverable | **Emp Conclusion:** N/A

Site Conclusion Summary: The building is listed, and located in a Conservation Area with an Article 4 direction in place. The site is not proposed for allocation in the local plan due to a combination of the low yield (6 net) and benefitting from previous planning permissions. Therefore it is considered that this brownfield site can come forward based on criteria-based policies.

Status
HELAA



Site Ref: HEA031	**Size (ha):** 0.034
Site Name: Terrace Hotel - 8 Royal Terrace - SS1 1DY	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Hotel	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Located in the Clifftown Conservation Area, Grade II listed building forming part of a terrace comprising residential use and visitor accommodation. Adjacent to the city centre. The Shrubbery Gardens lie in front of the property, with the seafront esplanade beyond.	
Relevant Planning History: 25/00480/FUL Refused, 24/01231/FUL Extant Permission for 1 net dwelling	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.034ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Royal Terrace
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Grade II listed building within Clifftown Conservation Area, with Article 4 direction.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Onto Royal Terrace
Local Services: Good	Distance to; Retail Services 60m, School 400m, Hospital 420m, Open space or Leisure Centre 20m, Public Transport 120m,Distance to Retail Services 0m

Overall Suitability: Suitable

Availability

Intention to Develop: Planning permission	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	Planning permission (19/00730/FUL)	0	5	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: The site has previous planning permission for 5 units, and this is therefore assumed as the capacity for the housing trajectory.

Housing Conclusion: Developable **Emp Conclusion:** N/A

Site Conclusion Summary: The building is listed, and located in a Conservation Area with an Article 4 direction in place. The site is not proposed for allocation in the local plan due to a combination of the low yield and benefitting from previous planning permissions. Therefore it is considered that this brownfield site can come forward based on criteria-based policies.

Status
HELAA





Site Ref: HEA037	**Size (ha):** 0.028
Site Name: 96 Southchurch Road (former Acorn Stationers) - SS1 2LX	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Retail and Office	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Located adjacent to Southend city centre, within Southend Central Area. Former commercial buildings which were vacant/ first floor demolished. Surrounded by commercial uses.	
Relevant Planning History: 16/00585/FUL Expired, 12/00290/EXT Extant Permission for 8 net dwellings & -301 net Emp Floorspace	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.028ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Southchurch Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Southchurch Road
Local Services: Good	Distance to; Retail Services 0m, School 330m, Hospital 30m, Open space or Leisure Centre 100m, Public Transport 95m,Distance to Retail Services 30m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable, and development is under construction.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	Planning permission	8	0	0	0	0
Employment	65	-301	Planning Permission	-301	0	0	0	0

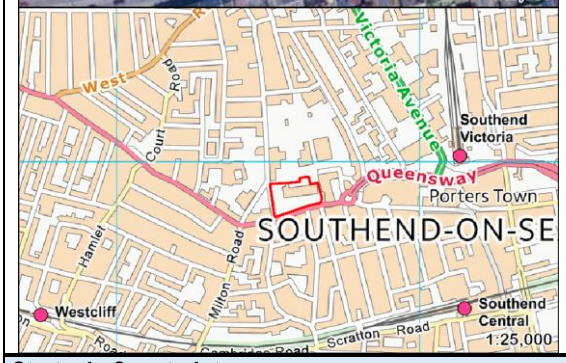
Capacity Commentary: The site has planning permission for 8 units and this is therefore assumed as the capacity for the housing trajectory.

Housing Conclusion: Deliverable | **Emp Conclusion:** Deliverable

Site Conclusion Summary: Site has extant planning permission, and is under construction to be delivered imminently, it is therefore not proposed to include as an allocation within the local plan.

Status
HELAA





Site Ref: HEA103	**Size (ha):** 1.470
Site Name: Nazareth House - 111 London Road - SS1 1PP	
Neighbourhood: Southend Central	**Type:** Mixed
Current Use: Residential Care/ Nursing Home	
Potential Use(s): Residential	
Source: Planning permission	

Context and Surrounding Uses: Located on the north side of the London Road, former care home and associated accommodation, surrounded by garden/amenity space with a tall brick wall running around the edge of the site. Across the street on London Road, properties are predominantly two storeys, commercial ground floor with some residential above, with Milton Conservation lying further to the south. To the north the area includes two schools and tower blocks/ residential streets beyond. A new flatted residential scheme lies to the west. The site is located close to Southend town centre.

Relevant Planning History:
22/01118/FULM 144 units (comprising 60 retirement flats and 84 assisted living units)

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.470ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located within the Southend Central Area and SCAAP Victoria Gateway Neighbourhood Policy Area. Physical Constraints: Areas of Archaeological Potential identified at the site, as identified within the SCAAP. Environmental Constraints: n/a Heritage Constraints: archaeological potential at the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access off London Road.
Local Services: Good	Located adjacent to the town centre, which provides a range of shops and services in close walking distance. Served by a number of buses along the London Road, and Southend Victoria Railway station is relatively nearby. Near to a number of schools, within walking distance of the site. Green space within the site although provision of green open space is more limited in the surrounding area.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable. Site has planning permission and is under construction, at an advanced stage, therefore considered achievable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	144	144	Planning permission 22/01118/FULM	144	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

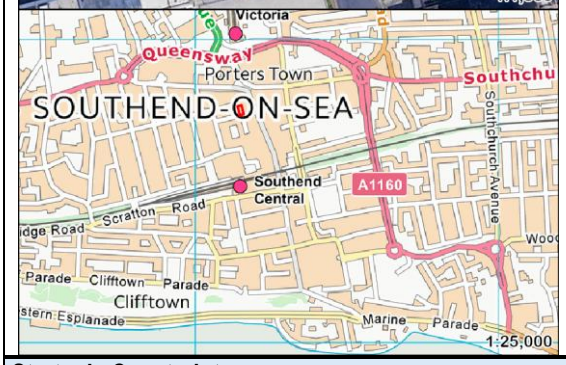
Capacity Commentary: The site has planning permission for 144 units (60 retirement flats and 84 assisted living flats).

Housing Conclusion: Deliverable	**Emp Conclusion:** n/a

Site Conclusion Summary: The site has Planning permission for 144 units (22/01118/FULM) and is under construction, and expected to complete in the short term therefore not proposed for allocation in the Local Plan.

Status
HELAA





Site Ref: HEA280	**Size (ha):** 0.041
Site Name: 1b Queens Road, Southend, SS1 1LT	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Former Social Club	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: The site is located close to Southend High Street, on Queens Road - which provides connections between the High Street and The Forum at Elmer Square. Surrounding uses predominantly commercial. The east elevation is adjacent to an access road to the rear of properties on the High Street.	
Relevant Planning History: 18/01142/FUL (9 units) (expired)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.041ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Queens Road/ Farringdon Service Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located in the city centre secondary shopping area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to site from Queens Road. Close to a range of public transport options, with the travel centre (bus) to the south, and bus interchange to the north. Southend Victoria Station to the north, and Southend Central Station to the west.
Local Services: Good	Located adjacent to the High Street in Southend City Centre, immediately adjacent to a range of shops, services, and food outlets. Close to a range of public transport options. Leisure facilities nearby, including the seafront which is to the south. The Forum is to the rear of the site, providing education facilities, library and public open space.

Overall Suitability: Suitable

Availability

Intention to Develop: Expired planning permission	**Available When:** Medium-term
Ownership/Legal: Private	**Overall Availability:** Availabilty unknown

Barriers to Delivery/Market Assessment: Achievable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	Planning permission (18/01142/FUL)	0	9	0	0	0
Employment	0	-381	Planning permission (18/01142/FUL)	0	-381	0	0	0

Capacity Commentary: Planning permission (18/01142/FUL)

Housing Conclusion: Developable **Emp Conclusion:** Potential

Site Conclusion Summary: The site has a previous planning permission which is based on the conversion of upper floors within the city centre, and construction of an extension to accommodate further units. The site is not proposed for allocation in the local plan due to a combination of the low yield and benefitting from previous planning permissions. Therefore it is considered that this brownfield site can come forward based on criteria-based policies.	**Status** HELAA





Site Ref: HEA083	**Size (ha):** 0.227
Site Name: 30-32 The Leas - SS0 8JB	
Neighbourhood: Westcliff	**Type:** Brownfield Urban
Current Use: Residential	
Potential Use(s): Residential	
Source: Planning	

Context and Surrounding Uses: The site is located in the Crowstone Conservation Area, fronting The Leas and the seafront esplanade. The site previously contained three historic dwellings but following two fires in 2018 planning consent was granted to demolish the buildings due of health and safety concerns and this has been completed. The site is surrounded by residential uses, with seafront opposite.

Relevant Planning History:
20/00737/FUL (9 units)

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.114ha (50%)	Part of site in FZ2 but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.102ha (45%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.011ha (5%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto The Leas
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is located within the Crowstone Conservation Area and also within the Seafront Character Zone Chalkwell Station to San Remo Parade. Part of the front of the site is located in flood Zone 2.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	The site is accessed off The Leas. Detailed local transport access and reconfiguration resulting from the scheme will be determined during the planning application stage.
Local Services: Good	Opposite the foreshore and associated leisure provision at Southend seafront. Retail provision to the north at The Ridgeway. Westcliff Railway Station to the north east.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	Planning permission (20/00737/FUL)	9	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: The site has planning permission for 9 units and this is therefore assumed as the yield for the local plan trajectory.

Housing Conclusion: Deliverable | **Emp Conclusion:** n/a

Site Conclusion Summary: The existing building has now been demolished after suffering from fire damage. Site is permissioned for nine dwellings, although the site has remained vacant for a number of years it is considered deliverable.

Status
HELAA





Site Ref: HEA091	**Size (ha):** 0.141
Site Name: Land at Westcliff Station (off of Valkyrie Road - SS0 7SD)	
Neighbourhood: Westcliff	**Type:** Greenfield
Current Use: Vacant land	
Potential Use(s): Residential/ Mixed use	
Source: Landowner (CfS)	
Context and Surrounding Uses: Located adjacent to the railway, in close proximity to Westcliff Station, with a footway access to the station running to the south of the site. Residential uses to the north, including two/three storey properties, largely detached and semi-detached. The railway bridge is to the south of the site. The Westcliff District Centre, focused along Hamlet Court Road, is located to the east.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.141ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Adjacent to railway
Summary of Constraints Scoring: Low/Moderate

Site Suitability

Accessibility: Good	Access from Valkyrie Road and Ditton Court Road
Local Services: Good	Located adjacent to Westcliff Station, and close to Westcliff District Centre. c. 500m to secondary school, c. 800m to primary school, c. 300m to gp/ health centre.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

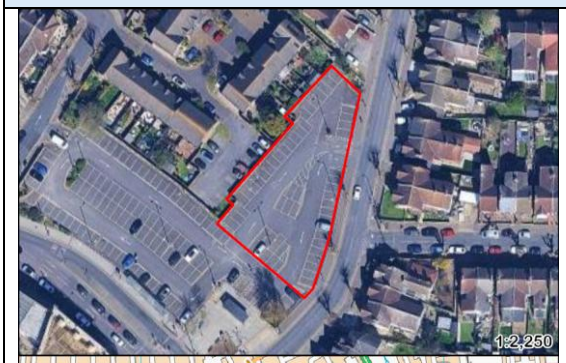
Conclusion

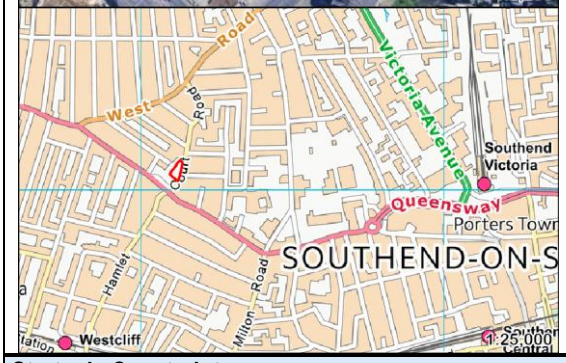
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	15	15	HELAA 2026 assumption	0	0	15	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Site capacity tested with the HELAA 2026 methodology (100dph) which has indicated a potential for c.15 units on the site, and this is therefore assumed for the local plan trajectory.

Housing Conclusion: Developable	**Emp Conclusion:** N/A

Site Conclusion Summary: This site has been submitted through the Call for Sites process as a site suitable to deliver up to 15 dwellings. A density of 100dph has been assumed (HELAA 2026) as the site is sustainably located adjacent to Westcliff Station, with a flatted block to the north. Any development on the site may need to considered noise mitigation given proximity to railway, and footpath adjacent to the site	**Status** HELAA





Site Ref: HEA115	**Size (ha):** 0.143
Site Name: Part of Hamlet Court Road Car Park - SS0 7DD	
Neighbourhood: Westcliff	**Type:** Brownfield
Current Use: Surface Car Park	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Eastern half of the Hamlet Court Road car park (surface car park), residential properties to the north east, car park and public toilets to the south west. Surrounded by two storey residential buildings. District Centre of Hamlet Court Road to the south.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.143ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Site has highways access onto Hamlet Court Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is not allocated/ designated in the Development Management Policies Map. Public car park.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Highways access onto Hamlet Court Road.
Local Services: Good	Site is well located in terms of access to public transport, bus stops being located to the south of the site on London Road, and within a short walk of shops and services provided by the district centre at Hamlet Court Road and other local shops/services found along the London Road. There are a number of schools nearby, and Southend Hospital is located to the north-west.

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed by landowner	**Available When:** Medium-term to Long-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable

Conclusion

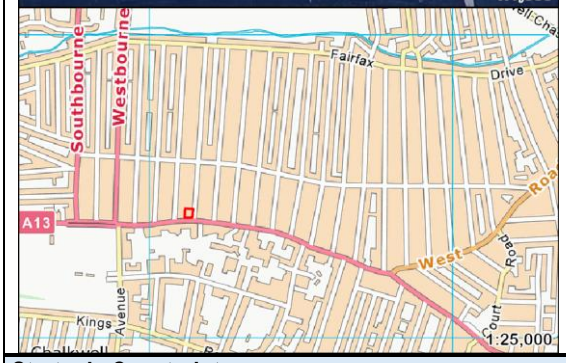
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	7	7	HELAA 2026 assumption (50dph)	0	0	7	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption of 50dph has been applied to the site.

Housing Conclusion: Developable **Emp Conclusion:** n/a

Site Conclusion Summary: Subject to addressing the potential displacement of parking, this site is considered suitable in principle for residential development and deliverable. **Status** HELAA





Site Ref: HEA024	**Size (ha):** 0.076
Site Name: 659-665 London Road - SS0 9PD	
Neighbourhood: Westcliff	**Type:** Brownfield Urban
Current Use: Retail & associated storage	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	
Context and Surrounding Uses: Located on the north side of the London Road (A13), former commercial use, currently vacant, adjacent to commercial ground floor uses, including a Tesco express store, with residential units above (adjacent buildings at 3 storey).	
Relevant Planning History: 21/00161/FULM Extant Permission (20 net dwellings & -944 net Emp Floorspace) – under construction.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.076ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: GoodYes	Onto London Road
Local Services: Good	Distance to; Retail Services 0m, School 280m, Hospital 240m, Open space or Leisure Centre 250m, Public Transport 50m,Distance to Retail Services 10m

Overall Suitability: Suitable

Availability

Intention to Develop: Confirmed, planning permission	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable. Site under construction.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	20	20	Planning permission (21/00161/FULM)	20	0	0	0	0
Employment	150	-944	Planning permission (21/00161/FULM)	-944	0	0	0	0

Capacity Commentary: Planning permission for 20 units, with commercial ground floor (150sqm proposed to replace existing) (21/00161/FULM).

Housing Conclusion: Deliverable | **Emp Conclusion:** Deliverable

Site Conclusion Summary: The site has planning permission for 20 dwellings (21/00161/FULM), and is expected to be completed shortly, and therefore not for allocation within local plan.

Status HELAA

Employment Areas





Site Ref: EA051	**Size (ha):** 27.048
Site Name: Airport Business Park	
Neighbourhood: Airport Business Park	**Type:** Brownfield
Current Use: Vacant Site/ Employment	
Potential Use(s): Employment	
Source: Existing employment area	
Context and Surrounding Uses: Located to the north of Southend, adjacent to Southend Airport and Aviation Way employment area, within Rochford District. Contains modern employment floorspace.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 27.048ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto Cherry Orchard Way
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is allocated within the JAAP for employment uses. Grade 1 and 2 agricultural land.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access onto Cherry Orchard Way
Local Services: Moderate	Country Park adjacent. Café on site, fast food outlets to south on Cherry Orchard Way. Bus services to south, Eastwoodbury Lane/ Western Approaches.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Confirmed; planning permissions/ applications	**Available When:** Short-term to Medium-term
Ownership/Legal: Council	**Overall Availability:** Available

Barriers to Delivery/Market Assessment: Site was allocated within JAAP and has planning permissions/ planning applications. In an area suitable for employment development.

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	16,490	16,490	Planning Permissions/ Planning Applications	16,313	177	0	0	0

Capacity Commentary: Not suitable for residential uses.

Housing Conclusion: Not suitable for housing | **Emp Conclusion:** Deliverable

Site Conclusion Summary: Part of the site is under construction, and there is an extant permission for further development, and planning applications for employment development. Continue to protect for employment uses.

Status: Employment Area





Site Ref: EA001	**Size (ha):** 3.408
Site Name: Airbourne Close & Airbourne Industrial Estate	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment areas, providing small estates of primarily traditional employment floorspace and uses. Accessed via the A127 eastbound carriageway.	
Relevant Planning History: 12/01011/FUL Complete -781 net Emp Floorspace	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 3.408ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated employment area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to A127
Local Services: Moderate	C. 500m to Primary School, C. 230m to Secondary School, C. 370m to Shops, C. 500m to GP

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:**
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

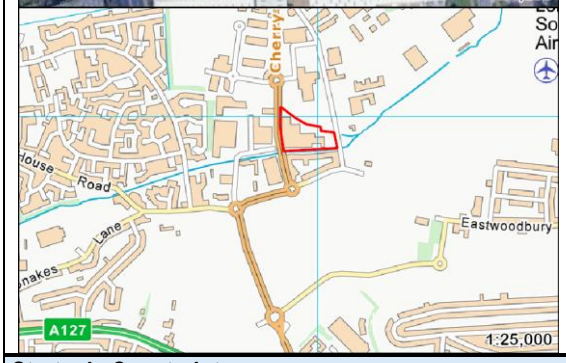
Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable for housing — **Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area – continue to designat and protect for employment use. No itensification assumed.

Status: Employment Area





Site Ref: EA002	**Size (ha):** 1.591
Site Name: Aviation Way	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area, a small proportion of which is located within Southend city boundary. Airport to the east.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.470ha (92%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.093ha (6%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.028ha (2%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area. Situated close to airport runway.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access to Aviation Way
Local Services: Moderate	c. 1.1km to Primary School, c. 1.4km to Secondary School, c. 1km to Shops, c. 800m to GP

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:**
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	Not suitable	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable — **Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area – continue to protect for employment uses, no itensification assumed

Status: Employment Area





Site Ref: EA004	**Size (ha):** 6.148
Site Name: Comet Way	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area located close to Aviation Way and Laurence Industrial Estate (separated by the B1013 dual carriageway). Mixed quality of units on the site, including some modern office floorspace and older industrial/ storage units.	
Relevant Planning History: Various planning history relating to employment area.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 4.489ha (73%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.959ha (16%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.700ha (11%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Comet Way/ Eastwoodbury Lane
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stops to Eastwoodbury Lane.
Local Services: Moderate	Bus services nearby, some fast food outlets nearby on Eastwoodbury Lane

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Short-term to Medium-term
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable for housing | **Emp Conclusion:** Deliverable

Site Conclusion Summary: Existing employment area located within the A127/ Airport Corridor, separated from Aviation Way and Laurence Industrial Estate by the B1013 dual carriageway. Overall site condition of mixed quality - with c. half the site comprising modern office floorspace and the remainder characterised by ageing post war industrial and distribution uses. No further intensificaiton assumed. Continue to protect for employment.	**Status** Employment Area





Site Ref: EA005			**Size (ha):** 1.260
Site Name: Laurence Industrial Estate			
Neighbourhood: Eastwood			**Type:** Brownfield
Current Use: Employment Area			
Potential Use(s): Employment Area			
Source: Existing employment area			
Context and Surrounding Uses: Existing employment area located close to Aviation Way and Comet Way employment areas. Small scale units, well occupied. Access from Eastwoodbury Lane. Close to airport runway.			
Relevant Planning History: No recent relevant planning history			

Strategic Constraints			
Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.106ha (8%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.601ha (48%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.553ha (44%)	

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		**Policy and Site Suitability Characteristics**	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area. Situated close to airport runway.
Summary of Constraints Scoring: Moderate

Site Suitability	
Accessibility: Good	Access to Eastwoodbury Lane
Local Services: Moderate	c. 1km to Primary School, c. 1.4km to Secondary School, c. 1km to Shops, c. 880m to GP
Overall Suitability: Potentially Suitable (Existing Employment Use Designation)	

Availability	
Intention to Develop: Unknown	**Available When:**
Ownership/Legal: Private	**Overall Availability:** Unavailable
Barriers to Delivery/Market Assessment: Existing employment area in active use	
Overall Achievability: Achievable (employment)	

Conclusion								
Capacity	**Gross**	**Net**	**Source:**	**1-5**	**6-10**	**11-15**	**16-20**	**20+**
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable	**Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area to continue to protect for employment uses. No intensification assumed.	**Status** Employment Area





Site Ref: EA033	**Size (ha):** 21.460
Site Name: Progress Road	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: The site is a large established employment area. It is bounded by the A127 to the south and adjoins residential uses, a primary school and open space, with the A1015 Rayleigh Road to the north of the site. There are two sites within the employment area at Brunel Road and former Gasworks.	
Relevant Planning History: Planning history relating to employment uses	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 18.506ha (86%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 2.289ha (11%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.665ha (3%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** Yes	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** A127/ Rayleigh Road/ Progress Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** Yes	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** Yes	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated employment area. The area continues to be promoted for employment uses and is well used/ occupied as such. Some TPOs.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Existing access from Progress Road
Local Services: Good	Close to a range of shops and services, including a Lidl store to the northern end of Progress Road and other local shops/ services on Rayleigh Road, including access to local schools.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Medium-term to Long-term
Ownership/Legal: Mixed	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Suitable for employment development/ intensification of employment uses, some vacant sites within employment area with potential for future development.

Overall Achievability: Achievable (employment)

Conclusion

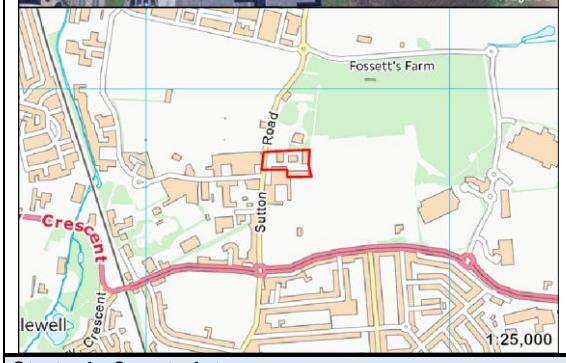
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	11,015	11,015	Outstanding planning permission; density assumption.	0	4,237	4,237	2,542	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses with potential for intensification providing additional floorspace.

Housing Conclusion: Not suitable for housing	**Emp Conclusion:** Developable

Site Conclusion Summary: Large employment area, in continued use, accessible on the strategic road network. Site considered suitable for continued employment use with potential intensification of existing employment uses. Continue to protect for employment.	**Status** Employment Area





Site Ref: EA008	**Size (ha):** 1.135
Site Name: Rosshill Industrial Park	
Neighbourhood: Fossetts	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area with some mix in quality of units. Access from Sutton Road - with Sutton Road and Temple Farm employment areas directly opposite.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.135ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated employment area. **Summary of Constraints Scoring:** Low

Site Suitability

Accessibility: Good	Access to Sutton Road
Local Services: Moderate	c. 800m to Primary School, c. 1kmm to Secondary School, c. 500m to Shops, c. 700m to GP.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Unknown
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

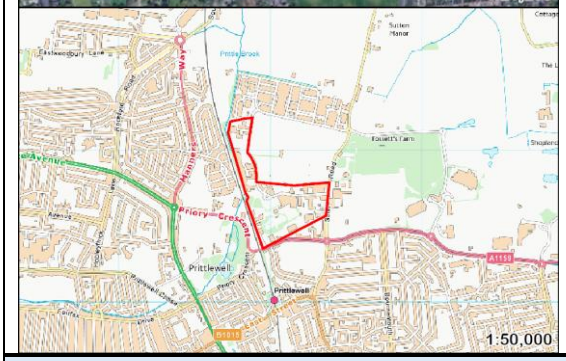
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable	**Emp Conclusion:** Developable

Site Conclusion Summary: Existing employment area to continue to be protected for employment uses. No intensificaiton assumed.	**Status** Employment Area





Site Ref: EA009	**Size (ha):** 21.398
Site Name: Stock Road	
Neighbourhood: Fossetts	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Large existing employment area located next to Temple Farm employment area, to the northern edge of Southend, accommodating a mix of employment uses (including industrial uses) with a mixed age and condition of stock.	
Relevant Planning History: Planning history relating to employment uses	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 21.398ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** Yes	**Access:** Stock Road accessed via Sutton Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential/Existing Use
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area. With waste transfer station and waste water treatment works within employment area.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Moderate	Bus stops to Sutton Road
Local Services: Moderate	Some services within employment area but limited

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	1,855	1,855	Assumption	0	0	1,855	0	0

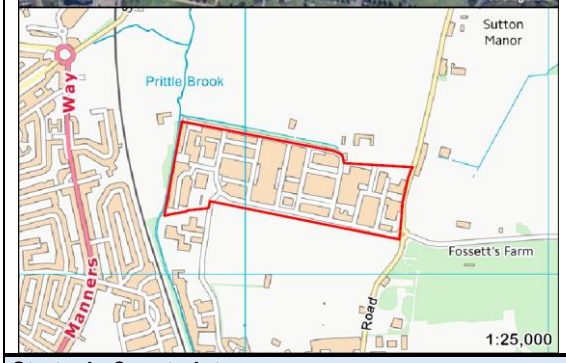
Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses with potential for intensification providing additional floorspace.

Housing Conclusion: Not suitable for housing | **Emp Conclusion:** Deliverable

Site Conclusion Summary: A large employment area which sits adjacent to Temple Farm employment area, located in the north of the city close to the boundary with Rochford. Accommodates a mix of employment uses, with a mixed age of stock, but generally of good quality. Site occupiers tend to be local or regional scale businesses. Site generally well occupied, and while some parts of the estate may benefit from renewal to create more modern employment floorspace through intensification, it should be retained for employment uses.

Status
Employment Area





Site Ref: EA010	**Size (ha):** 18.900
Site Name: Temple Farm	
Neighbourhood: Fossetts	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Large existing employment area located next to Stock Road, another large employment area, with a range of premises within it. The site includes primarily one/ two storey employment premises, including a mix of large and smaller units.	
Relevant Planning History: Planning history relating to employment uses	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 18.025ha (95%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.874ha (5%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Sutton Road/ Stock Road
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stops to Sutton Road
Local Services: Moderate	Some services within employment area but limited

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	1,979	1,979	Planning permission/ Assumption	0	0	1,979	0	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses with potential for intensification providing additional floorspace.

Housing Conclusion: Not suitable for housing | **Emp Conclusion:** Deliverable

Site Conclusion Summary: A large employment area which sits adjacent to Stock Road employment area in the north of the city, bordering the boundary with Rochford. Some mix in terms of stock condition, but a number of key occupiers in medical product manufacturing/ logistics, supporting the strength of the health technology sector in Southend. Potential to attract similar businesses and create a health cluster in this location. Protect and maintain for continued employment use.

Status: Employment Area





Site Ref: EA007	**Size (ha):** 0.959
Site Name: Priory Works	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area with mix in quality of units, largely small scale premises and portacabins in places. Residential uses bound park to the site. Close to railway and Priory Park.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.959ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** Yes	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated employment area. Situated close to railway line.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access to Priory Avenue
Local Services: Moderate	C. 880m to Primary School, C. 900m to Secondary School, C. 350m to Shops, C. 700m to GP

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Unknown
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	Not suitable for residential	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

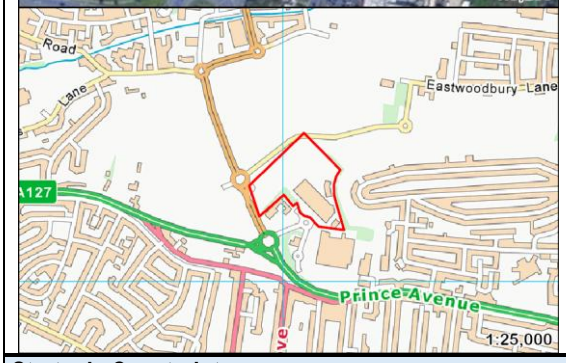
Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable — **Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area – continue to protect for employment.

Status
Employment Area





Site Ref: EA011	**Size (ha):** 5.415
Site Name: Thanet Grange	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Employment	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Existing Employment Area accessed off the A127, to the north west of Southend. The estate forms part of the London Southend Airport Cluster. It includes high quality office provision and accommodates a single significant occupier, Royal Bank of Scotland.	
Relevant Planning History: Planning history relating to employment uses.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 5.415ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** A127/ Thanet Grange
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area. Airport runway to the north. A127 to the south.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Bus services to site, and to north at eastwoodbury lane
Local Services: Moderate	Adjacent to large Tesco store and petrol station, pub/hotel

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Unknown
Ownership/Legal: Private	**Overall Availability:** Unknown

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

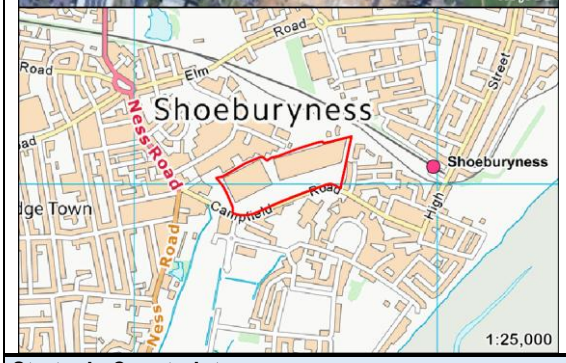
Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses therefore no residential capacity assumed.

Housing Conclusion: Not suitable for housing | **Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area. Protect and maintain for continued employment use.

Status
Employment Area





Site Ref: HEA268; EA003	**Size (ha):** 6.126
Site Name: Campfield Road	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Residential / Mixed Use	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area. Large scale industrial estate comprising 2.5 storey buildings with large areas of lorry parking/loading bays fronting Camfield Road.	
Relevant Planning History: Planning history relating to employment uses	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 3.141ha (51%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 2.959ha (48%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.026ha (%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site may also be contaminated: this requires further investigation. Site designated for employment. Pathway runs along edge of site. Nearby other employment uses that may cause amenity issues. Part of site at risk of flooding.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Bus stop adjacent to the site on the south west. C.400m west to train station. Good road access via Camfield Rd.
Local Services: Good	c.250m south to Primary school. C.900m to secondary school. C.300m to GP. Small supermarket 100m south. Shoeburyness centre 450m west.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Unknown
Ownership/Legal: Unknown, existing multiple owners	**Overall Availability:** Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable (employment)

Conclusion

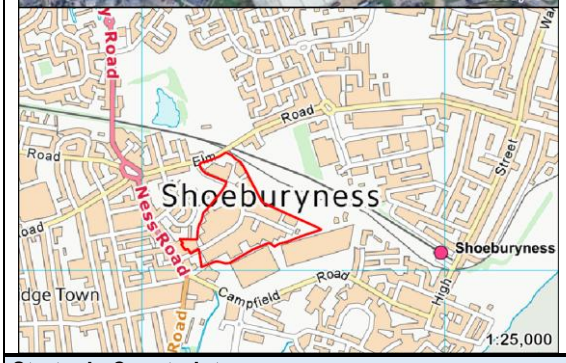
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	N/A	0	0	0	0	0
Employment	-	-	No intensification assumed	0	0	0	0	0

Capacity Commentary: Existing designated employment area

Housing Conclusion: Not suitable for residential	**Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area – continue to protect for employment uses.	**Status** Employment Area





Site Ref: HEA270; EA013	**Size (ha):** 7.244
Site Name: Towerfield Road	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area. Generally small/ medium industrial/ office units of 2.5 storeys.	
Relevant Planning History: Planning history relating to employment uses	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.734ha (24%)	Large area of site in FZ2 and part in FZ3. Limits residential uses but does not preclude development (currently in employment use_
SAC: No	**Anc. Woodland:** No	**Zone 2:** 2.625ha (36%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 2.885ha (40%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Ness Road/ Elm Road/ Towerfield Road/ Towerfield Close
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated employment area. Area of site at risk of flooding. Public right of way through site, adjacent to railway line (potential noise issues).
Summary of Constraints Scoring: High

Site Suitability

Accessibility: Good	Bus stops within 200m of site to west. C.750m east to train station. Good road access via Towerfield Road.
Local Services: Good	c.550m to Primary School west. C.700m to Secondary School. Adjacent GP. 300m from supermarket and small parade.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Unknown
Ownership/Legal: Unknown, existing multiple owners	**Overall Availability:** Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	Not suitable for residential	0	0	0	0	0
Employment	-	-	No itensification assumed	0	0	0	0	0

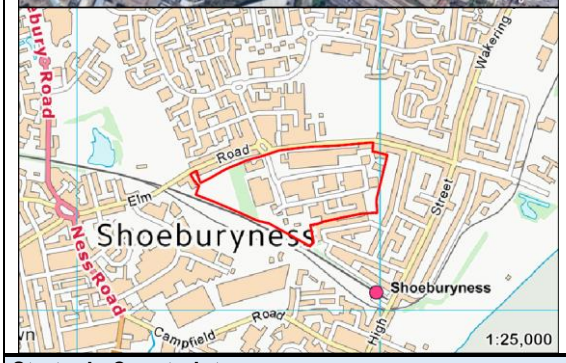
Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses with potential for intensification providing additional floorspace.

Housing Conclusion: Not Suitable	**Emp Conclusion:** Employment Area

Site Conclusion Summary: Employment evidence concludes that the site should continue being designated and protected as an employment area (no itensification is assumed). The site is therefore to be retained and protected for employment and as such is not suitable for residential.

Status
Employment Area





Site Ref: HEA271; EA014	**Size (ha):** 12.783
Site Name: Vanguard Way	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment	
Source: Existing employment area	
Context and Surrounding Uses: Existing employment area (included in the HELAA 2020 as HEA270). Mix of industrial builds of various sizes, c.2.5 storey buildings, with loading bays.	
Relevant Planning History: Planning history relating to existing employment uses, including 18/01161/FUL (extant for 134sqm net emp floorspace), 22/00840/FULM (extant for 1,591sqm net emp floorspace).	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 12.783ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Elm Road/ Vanguard Way
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** Yes	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** Yes	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Designated employment area, in active use. Adjacent to railway line which may potentially cause noise issues. Public right of way through site.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Bus stop within 400m of site to north. C.400m south to train station. Good road access via Vanguard Way.
Local Services: Moderate	c.600m to Primary Schools north. C.1.2km to Secondary School. C.770m to GP. 700m to nearest supermarket. 400m to small parade.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:** Medium-term to Long-term
Ownership/Legal: Unknown, existing multiple owners	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	Not suitable for residential	0	0	0	0	0
Employment	9,550	9,550	Assumption/ planning permissions 18/01161/FULM, 22/00840/FULM.	0	4,514	1,565	3,471	0

Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses with potential for intensification providing additional floorspace. Adjacent sites with planning permission/ assumption for employment floorspace, to be included within employment area.

Housing Conclusion: Not Suitable — **Emp Conclusion:** Developable

Site Conclusion Summary: Continue to designated and protect as an employment area. Potential for further intensification and development in the form of incremental improvements over time, including at adjacent sites (planing permission/ assumption for HEA164/ HEA165) to be considered within employment area boundary. The site is therefore to be retained for employment and is not considered suitable for residential.

Status
Employment Area





Site Ref: EA012; HEA206	**Size (ha):** 1.202
Site Name: Tickfield Avenue - SS2 6LL	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment	
Source: HELAA (2018)	
Context and Surrounding Uses: Tickfield Avenue Employment Area, traditional employment/ industrial character, railway line to the east, residential uses to the west.	
Relevant Planning History: Varied planning history relating to employment uses.	

Strategic Constraints			
Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.202ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		**Policy and Site Suitability Characteristics**	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Located in Tickfield Avenue Employment Area, traditional employment/ industrial character, railway line to the east.
Summary of Constraints Scoring: Low

Site Suitability	
Accessibility: Good	Access onto Tickfield Ave
Local Services: Good	Close to local primary schools and shops.

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability	
Intention to Develop: Unknown	**Available When:** Unknown
Ownership/Legal: Council	**Overall Availability:** Unknown

Barriers to Delivery/Market Assessment: Existing employment area
Overall Achievability: Achievable (employment)

Conclusion

Capacity	**Gross**	**Net**	**Source:**	**1-5**	**6-10**	**11-15**	**16-20**	**20+**
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	Existing employment area	0	0	0	0	0

Capacity Commentary: Existing employment area

Housing Conclusion: Not suitable	**Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area, continue to protect for employment uses. No intensification assumed.	**Status** Employment Area





Site Ref: EA035	**Size (ha):** 4.026
Site Name: Short Street	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Employment Area	
Potential Use(s): Employment Area	
Source: Existing employment area	
Context and Surrounding Uses: Short Street is a small industrial/ business estate located off Queensway to the north of the City Centre with access via Short Street. The site runs alongside the railway line and includes a mixture of occupants	
Relevant Planning History: Planning history relating to employment uses	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 4.026ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Designated employment area. The area continues to be promoted for employment uses and is well used/ occupied as such.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Short Street
Local Services: Good	C. 480m to Primary School, C. 1km to Secondary School, C. 150m to Shops, C. 140m to GP

Overall Suitability: Potentially Suitable (Existing Employment Use Designation)

Availability

Intention to Develop: Unknown	**Available When:**
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Existing employment area in active use

Overall Achievability: Achievable (employment)

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	None	None	n/a	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

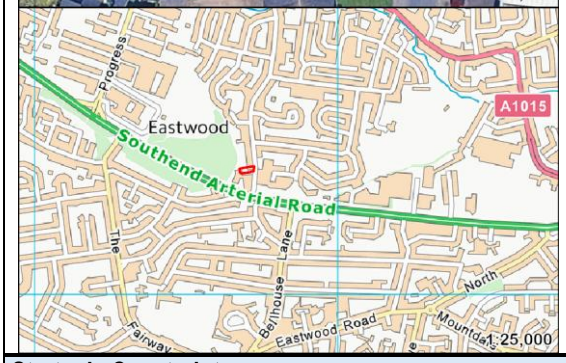
Capacity Commentary: Existing designated employment area, to be safeguarded for employment uses with potential for intensification providing additional floorspace.

Housing Conclusion: Not suitable — **Emp Conclusion:** Employment Area

Site Conclusion Summary: Existing employment area – safeguard for employment. — **Status:** Employment Area

Urban Capacity Study





Site Ref: HEA002	**Size (ha):** 0.080
Site Name: 112 Bellhouse Road - SS9 5NG	
Neighbourhood: Eastwood	**Type:** Brownfield Urban
Current Use: Residential	
Potential Use(s): Residential	
Source: Landowner	
Context and Surrounding Uses: Located to the north of the A127, in the Eastwood neighbourhood. Well established residential area, with mixed scale and character.	
Relevant Planning History: 11/01192/FUL Expired	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.080ha (100%)	No strategic constraints identified.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Located close to A127 and strategic road network (c. 75m); c. 600m to bus stop; c.2km from railway station
Local Services: Good	c. 550m from GP. c. 900m to primary school. c. 800m to secondary school. c. 600m to local shops.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	6	5	Expired planning permission	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

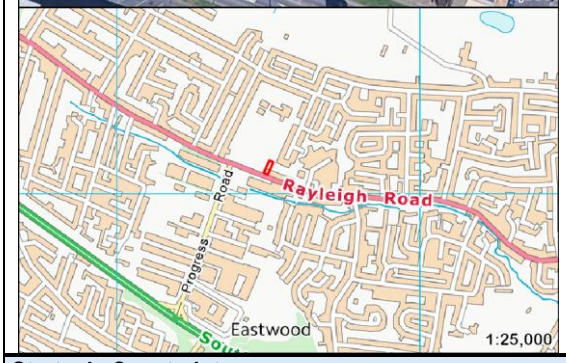
Capacity Commentary: Expired planning permission indicates potential capacity for 5 dwellings.

Housing Conclusion: UCS	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA169	**Size (ha):** 0.065
Site Name: 430 Rayleigh Road - SS9 5PT	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Single residential dwelling, two storeys, located on Rayleigh Road, with residential uses to the east and school/ playing fields to the west. Opposite the site is a Lidl store, and it is close to the Progress Road employment area.	
Relevant Planning History: 13/01681/OUT (6 units) - refused 13.01.14	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.065ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: No strategic constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Rayleigh Rd
Local Services: Good	C. 180m to Primary School, C. 1.2km to Secondary School, C. 35m to Shops, c. 300m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	6	6	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 (100dph)

Housing Conclusion: Potential	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: The availability of the site is unknown. Previously rejected planning permission - and rejected in HELAA 2018 given potential yield. To be considered in Urban Capacity Study.	**Status** UCS





Site Ref: HEA222		**Size (ha):** 0.864	
Site Name: Bishop House, Western Approaches, Eastwood			
Neighbourhood: Eastwood		**Type:** Brownfield	
Current Use: Sheltered Housing			
Potential Use(s): Residential			
Source: Landowner (CfS)			
Context and Surrounding Uses: Mainly 2 storey building currently occupied as sheltered housing in an existing residential area. Commercial uses east. Sports/recreation uses south. Close to Airport.			
Relevant Planning History: No relevant planning history			

Strategic Constraints			
Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.109ha (13%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.607ha (70%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.148ha (17%)	

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		**Policy and Site Suitability Characteristics**	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. The site is designated for employment use and is very close to the Airport. It is also mainly in FZ2 and partly in FZ3. redevelopment therefore be subject to the relevant sequential tests. Site within consultation area of safeguarded minerals but is under 5ha in size.
Summary of Constraints Scoring: Low

Site Suitability	
Accessibility: Moderate	Bus stop adjacent to the site with relatively frequent services. Access direct on to Western Approaches to the A127. c.2km to Train Station.
Local Services: Good	c.650m to Primary school. c.1.1km west to Secondary school. c.720m to GP. c.550m to nearest superstore and community centre. Nearest parade c.1km west.

Overall Suitability: Suitable

Availability	
Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.
Overall Achievability: Potentially Achievable

Conclusion

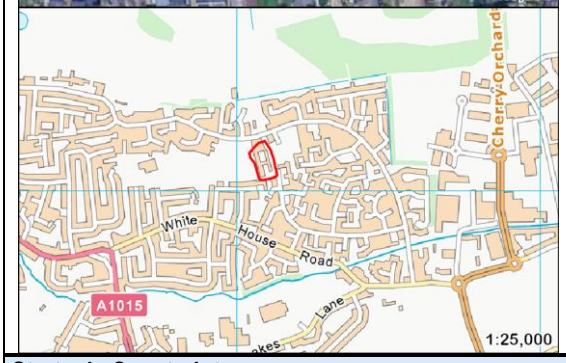
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	74	16	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.	**Status**
	UCS





Site Ref: HEA243	**Size (ha):** 0.742
Site Name: Scott House, 171 Neil Armstrong Way, Leigh on Sea	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of buildings, 1 to 3 storeys, in use as sheltered accom. Located in low-rise residential area. The site is bounded by Scott Park to the west with a community centre and Morrisons to the east.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.742ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: The site is currently in active use but relatively free from constraints. There are some trees protected by TPO on the site. Limited space for wider redevelopment.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Multiple bus stops within c.150m. Only served by one route but with relatively frequent services. Access to road network via Neil Armstrong Way. c.2.6km to Train Station.
Local Services: Good	c.400m west to Primary school. c.900m south west to Secondary school. Adjacent to GP. Adjacent to supermarket. Parade of shops c.650m south west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	74	16	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

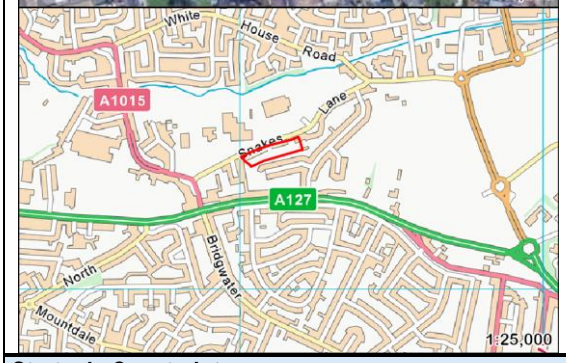
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.

Status
UCS





Site Ref: HEA245	**Size (ha):** 0.822
Site Name: 68-114 Snakes Lane, Southend	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Two storey blocks of flats with landscapes areas fronting Snakes Lane. Large areas of landscaped areas to the rear of the properties. To the south of the site are residential uses with the A127 beyond.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.822ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. Development will need to take account of the sites close location to Southend Airport in terms of Noise. Fronts busy low capacity road.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop within 200m of the site with variety of routes and very frequent services. Good road access via Snakes Lane to A127. c.2.5km to nearest Train Station.
Local Services: Good	Adjacent to a primary school. c.460m west to Secondary school. c.330m west to GP. Parade of shops c.330m west with large supermarket c.660m North.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing suggest development may have marginal economic viability, with potential to be achievable in different form of in future.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	82	34	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.

Status
UCS





Site Ref: HEA254	**Size (ha):** 1.358
Site Name: Beaver Tower	
Neighbourhood: Eastwood	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Residential estate comprising two storey terraced properties, garages, and a 12 storey tower. The site is bounded by Eastwood Park in a residential area.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.358ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in active use that is relatively free of development constraints. There are some trees protected by a TPO in the site. The site may also be contaminated: this requires further investigation. Only a singular access to Hudson Rd that appears to be lower capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	c.350m to bus stop well served by multiple routes and frequent services. Access to via residential roads to A127/Rayleigh Rd. c.3km south to nearest train station.
Local Services: Good	c.750m North east to Primary school. c.500m east to Secondary school. c.500m to GP. Parade of shops 650m North west with supermarkets c.800m North west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values but initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.

Overall Achievability: Potentially Achievable

Conclusion

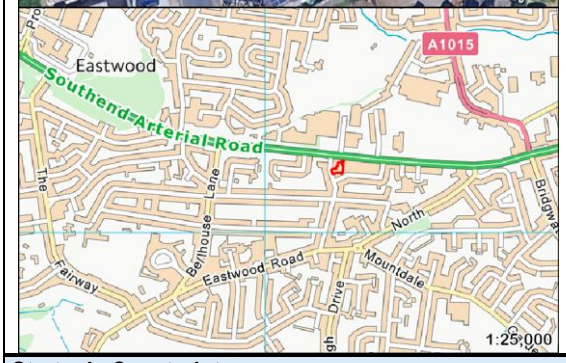
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	136	40	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** Not Suitable

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.	**Status** UCS





Site Ref: HEA076	**Size (ha):** 0.096
Site Name: 116 Arterial Road - SS9 4DG	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Car Wash	
Potential Use(s): Residential	
Source: Planning (expired)/ HELAA (2018)	
Context and Surrounding Uses: Located on the A127, with access from A127 (west bound) and Oakwood Avenue. Car wash/ garage on the site. Adjacent to residential uses. Large car showrooms on the opposite side of the A127.	
Relevant Planning History: 12/01097/FUL (expired) (6 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.096ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** A127/ Oakwood Avenue
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Located on A127.
Local Services: Good	C. 600m to Primary School, C. 360m to Secondary School, C. 500m to Shops, C. 580m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown (expired planning permission)	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown (expired pp)
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

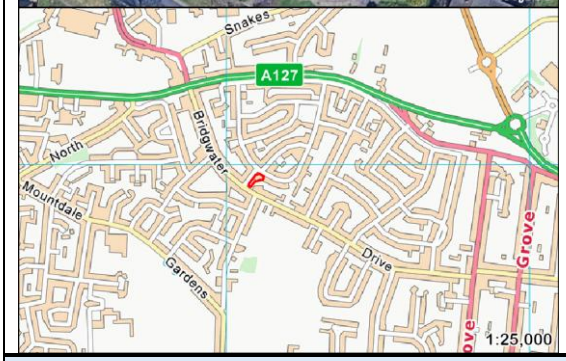
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown (expired pp) – to be considerd in UCS.

Status
UCS





Site Ref: HEA129	**Size (ha):** 0.086
Site Name: West Office Near Mendip Road - SS0 0HD	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Offices	
Potential Use(s): Residential	
Source: Council	
Context and Surrounding Uses: Single storey office building, adjacent to church and associated surface level car park, in established residential area characterised by two storey properties. Frontages onto Mendip Road and Mendip Crescent.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.086ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: ModerateYes	Mendip Road
Local Services: Moderate	C. 596m to Primary School, C. 608m to Secondary School, C. 301m to Shops, C. 405m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown.
Overall Achievability: Unknown

Conclusion

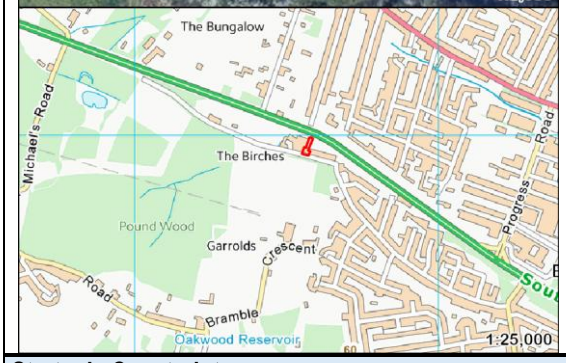
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	4	4	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 (100dph)

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: A small site which may yield lower than 5 units given location. The site is not being promoted. To be considered as part of the UCS.	**Status** UCS





Site Ref: HEA148	**Size (ha):** 0.090
Site Name: 516-518 Arterial Road - SS9 4DT	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Located on the A127 (west bound) to the western edge of Southend. Commercial yard, with small scale structures, adjacent to two storey residential properties.	
Relevant Planning History: 13/00311/EXT (10/00323/OUT) for 9 dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.088ha (98%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.001ha (1%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.000ha (%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing onto A127
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Existing access onto A127
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Moderate	Access onto Arterial Road A127 - may require further investigation regarding suitability for residential
Local Services: Moderate	c. 950m to Primary School, c. 2km to Secondary School, c. 450m to Shops, c. 1.5km to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown - previous planning	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown - previous planning (expired)

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

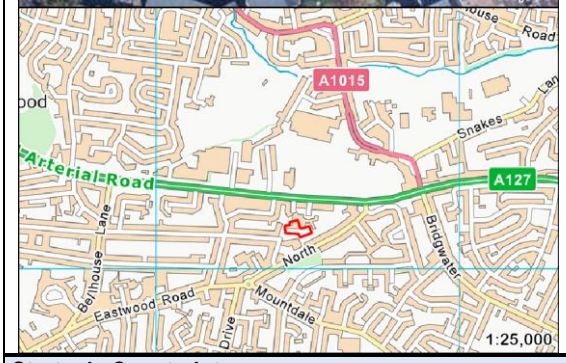
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS — **Emp Conclusion:** Potential

Site Conclusion Summary: The availability of the site is unknown. Previous planning history, including permission for 9 residential units, expired. To be considered in Urban Capacity Study.

Status: UCS





Site Ref: HEA228	**Size (ha):** 0.272
Site Name: Furzefield, 20 Priorywood Drive, Leigh on Sea	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: 2 storey sheltered housing block on a tight site. The site is surrounded by residential dwellings including Priory Mews.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.272ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby residential uses which could limit upward extensions. Site has limited land for wider redevelopment. Accessed via a small residential road that appears to be of low capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stops c.260m south with services to Southend. Direct access onto Priorywood Drive but this may have limited capacity. c.2.7km to nearest Train Station.
Local Services: Good	c.400m south to Primary school. c.350m to Secondary school across A127. c.400m North west to GP across A127. Small parade of shops 250m south west. Larger parade North across A127.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

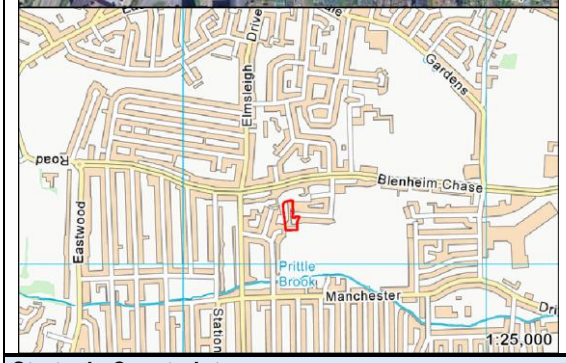
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	28	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.	**Status**
	UCS





Site Ref: HEA240	**Size (ha):** 0.334
Site Name: 18 - 72 Randolph Close, Southend	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Mainly 3 storey building fronting the A13. Parking on both the east and west of the building. The site is in a diverse area: predominantly residential but with multiple shops and services along the A13.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.334ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is generally free of development constraints. Any redevelopment would need to consider overlooking to nearby residential uses. Consideration will also need to be given to the main road the site fronts on to in terms of Noise/pollution. The site may also be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Multiple bus stops within c.150m with variety of routes and frequent services. Good access to road network via A13. c.150m to Train Station.
Local Services: Good	c.300m to Primary school. c.1.1km North west to Secondary school. c.800m to GP. Wide variety of shops/services immediately along Southchurch Rd.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing suggest development may have marginal economic viability, with potential to be achievable in different form of in future.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	34	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

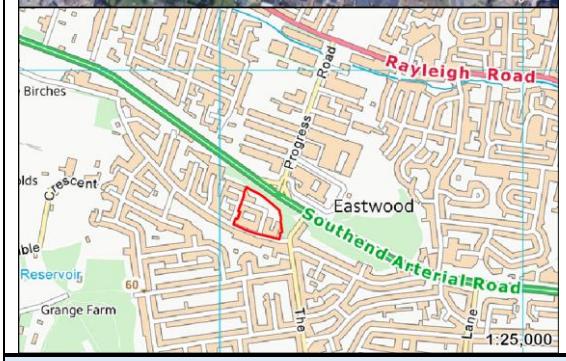
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.

Status
UCS





Site Ref: HEA250	**Size (ha):** 1.673
Site Name: Westwood, 139 Eastwood Old Road, Southend	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: 2 storey terraced properties and flats in use as sheltered accommodation. Includes landscaped areas and part of Bradford Bury park which separates the site from the Southend Arterial Road.	
Relevant Planning History: 24/00421/BC3 Extant Permission for 2 net dwellings	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.673ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The main area of the site is currently in use and is relatively free of development constraints. The northern part of the site is a protected greenspace and includes a footpath running north to south. These wouldn't preclude development more widely. On a gentle slope.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop within 150m of the site with three routes and relatively frequent services. Good road access to A127. c.2.7km south to Train Station.
Local Services: Moderate	c.500m south to Primary School. c.1.4km east to Secondary school. c.860m south east to GP. Shopping parade c.860m south east.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	117	44	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

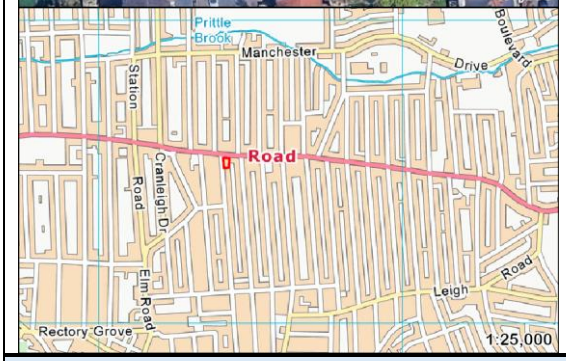
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in UCS.

Status
UCS





Site Ref: HEA019	**Size (ha):** 0.060
Site Name: 1026 London Road - SS9 3NE	
Neighbourhood: Leigh	**Type:** Brownfield Urban
Current Use: Shop/ Residential	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning	
Context and Surrounding Uses: Located on the London Road (A13) in Leigh on Sea. Part single, part two storey building, in use as carpet showroom and warehouse. Surrounding commercial uses (ground floor) to London Road, and residential uses to upper floors and surrounding residential streets.	
Relevant Planning History: 16/01139/FUL Expired	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.060ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Onto London Road/ Leigh Hall Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Located on A13
Local Services: Good	C. 500m to Primary School, C. 800m to Secondary School, C. 200m to Shops, C. 300m to GP/Health Centre

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown availability, but located in an area suitable for housing (and commercial ground floor uses)

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	6	Expired planning permission.	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

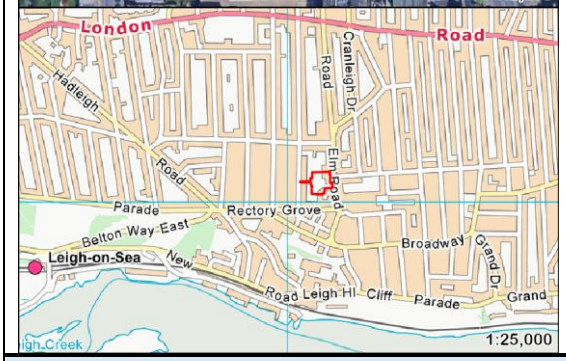
Capacity Commentary: Expired planning permission for 6 dwellings.

Housing Conclusion: UCS — **Emp Conclusion:** N/A

Site Conclusion Summary: Availability unknown. Consider in UCS.

Status: UCS





Site Ref: HEA161	**Size (ha):** 0.436
Site Name: Elm Road Car Park	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Car Park	
Potential Use(s): Residential	
Source: SHLAA	
Context and Surrounding Uses: Surface level car park located in Leigh-on-Sea, enclosed to all boundaries, with residential uses to the western edge of the site, and a mix of commercial and residential uses to east/south/north including community centre and former police station.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.436ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints. Some existing access arrangements and
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Elm Road
Local Services: Good	C. 137m to Primary School, C. 1085m to Secondary School, C. 0m to Shops, C. 736m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown - existing use

Overall Achievability: Unknown

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	43	43	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: Site potentially suitable for housing, subject to public parking requirements. Site not being promoted. Consider in UCS.	**Status** UCS





Site Ref: HEA167	**Size (ha):** 0.087
Site Name: Industrial Uses - Maple Avenue & Leighcliff Road - SS9 1DJ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: Former BLP site/ SHLAA	
Context and Surrounding Uses: Two storey warehouse building in commercial use, located in Leigh on Sea, in primarily residential area although close to Leigh District Centre.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.087ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: No strategic constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Maple Ave
Local Services: Good	C. 464m to Primary School, C. 1174m to Secondary School, C. 70m to Shops, C. 518m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

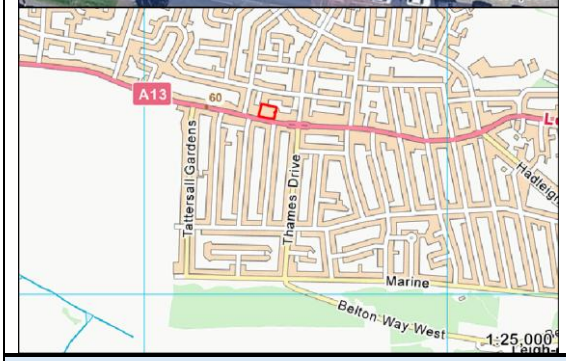
Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA171	**Size (ha):** 0.212
Site Name: 1781-1799 London Road - SS9 2ST	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Petrol station and shop	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Petrol filling station, associated shop and forecourt, located on the A13 London Road. Area mixed in character, including residential properties opposite (bungalows and flats) and commercial uses (with residential above) opposite and to the west and east.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.212ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Existing Use
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Existing use (petrol station)
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Existing access from London Road
Local Services: Moderate	C. 1.2km to Primary School, C. 800m to Secondary School, adjacent to Shops, C. 300m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown - existing petrol station in use	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Private	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	21	21	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA172	**Size (ha):** 0.084
Site Name: 1647-1653 London Road - SS9 2SQ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Car garage/ sales	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Car garage fronting A13 London Road, with adjacent uses including private hospital, and small convenience store. Busy commercial street, with residential uses above commercial ground floors in some instances.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.084ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 800m to Primary School, C. 370m to Secondary School, close to Shops, close to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA173	**Size (ha):** 0.136
Site Name: 1388-1416 London Road - SS9 2UJ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Timber yard	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Timber yard, two storey warehouse building, adjacent to constitutional club. Situated on the London Road close to a range of commercial and residential uses. Residential uses to the rear on Park Road.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.136ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 780m to Primary School, C. 385m to Secondary School, close to Shops, C. 35m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	14	14	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.	**Status**
	UCS





Site Ref: HEA174	**Size (ha):** 0.086
Site Name: 1386 London Road - SS9 2UJ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Part single, part two storey building fronting London Road (A13) with large surface level parking area to rear. Constitution club/ business centre, adjacent to timber yard, with residential uses neighbouring the site to the rear.	
Relevant Planning History: No recent relevant planning history.	

Strategic Constraints			
Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.086ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints			
Landscape, Ecology and Heritage Constraints		**Policy and Site Suitability Characteristics**	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability	
Accessibility: Good	Access from London Road
Local Services: Good	C. 745m to Primary School, C. 360m to Secondary School, close to Shops, C. 50m to GP, Health Centre, Hospital
Overall Suitability: Suitable	

Availability	
Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown
Barriers to Delivery/Market Assessment: Unknown	
Overall Achievability: Unknown - Potentially Achievable	

Conclusion

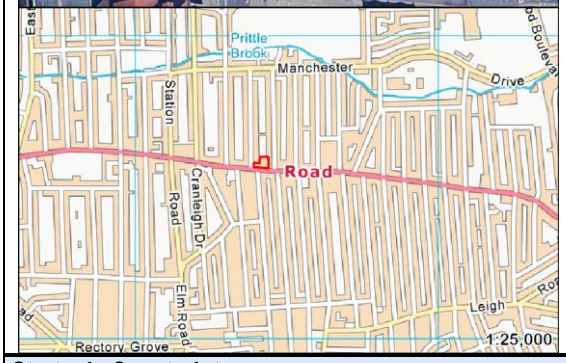
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.	**Status**
	UCS





Site Ref: HEA177	**Size (ha):** 0.131
Site Name: 1165-1169 London Road - SS9 3JE	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial/ Residential	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Two storey run of buildings in commercial use with some residential at first floor. Includes a small convenience store, garage and car wash. Adjacent streets primarily residential in character. Fronting London Road (a13) with a mix of uses and some higher density development in surrounding area, up to three/ six storeys.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.131ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 485m to Primary School, C. 785m to Secondary School, close to Shops, C. 300m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	13	13	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

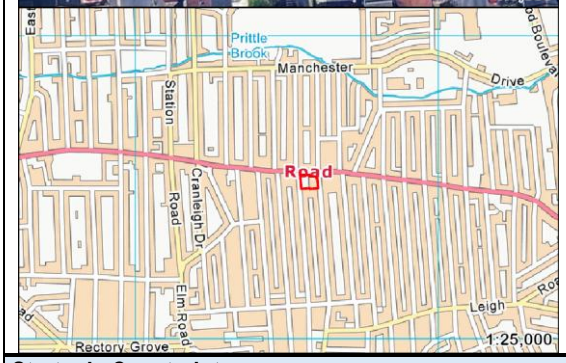
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA180	**Size (ha):** 0.237
Site Name: 956-984 London Road - SS9 3JL	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial/ Residential	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Two storey buildings with commercial ground floor and residential above. Located on the London Road A13, varied character and scale of neighbouring properties, and mix of uses. Neighbouring side streets primarily residential in character.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.237ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 400m to Primary School, C. 720m to Secondary School, close to Shops, C. 135m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

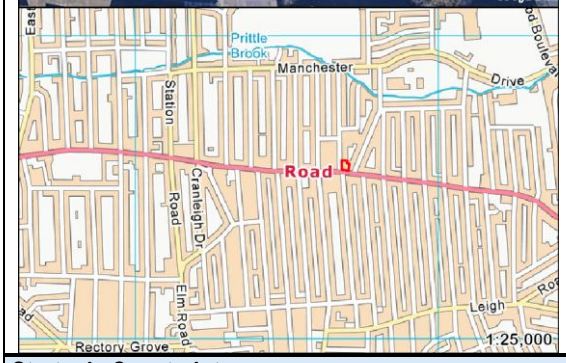
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	24	24	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.	**Status** UCS





Site Ref: HEA183	**Size (ha):** 0.070
Site Name: 1087 London Road - SS9 3JP	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Car Wash	
Potential Use(s): Residential	
Source: HELAA 2018	

Context and Surrounding Uses: Large site occupied by car wash, comprising large area of hard standing and small outbuildings associated with the business. Frontage and access from London Road A13 and Cricketfield Grove. Mixed scale, character and uses on London Road, with commercial uses primarily at ground floor and residential above.

Relevant Planning History:
No relevant planning history

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.070ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 300m to Primary School, C. 615m to Secondary School, close to local Shops, C. 45m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	7	7	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

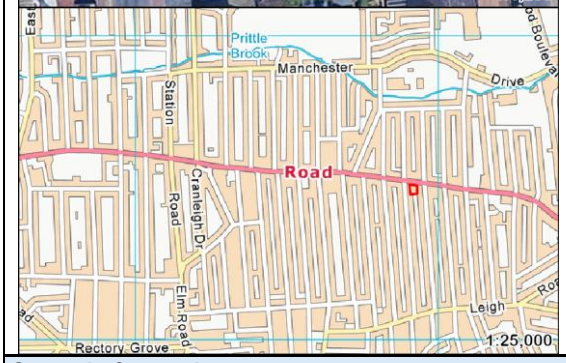
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS | **Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA186	**Size (ha):** 0.072
Site Name: 856 London Road - SS9 3NQ	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Badminton Centre	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Single storey Badminton Centre building and associated hard standing/ parking area, accessed from London Road A13. Mixed character, scale and uses to London Road, primarily commercial ground floor and residential to upper floors.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.072ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 335m to Primary School, C. 600m to Secondary School, close to local Shops, C. 165m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

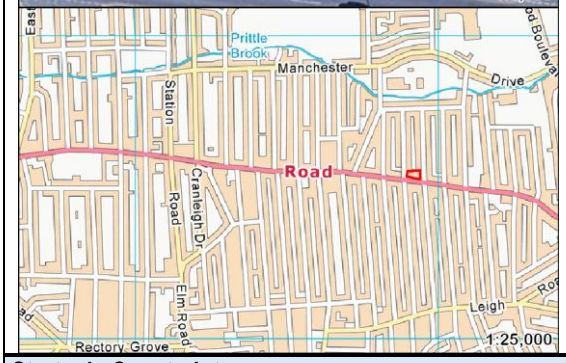
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA187	**Size (ha):** 0.101
Site Name: 1009-1015 & 1017 London Road - SS9 3JY	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial (retail)	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Single storey buildings in current commercial use (furniture outlet store and Tesco convenience store) located on London Road A13. Area of hard standing to front and side.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.101ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 290m to Primary School, C. 550m to Secondary School, close to local Shops, C. 155m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	10	10	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

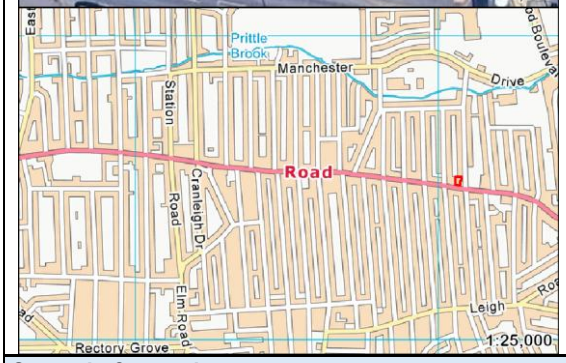
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA189	**Size (ha):** 0.050
Site Name: 963-967 London Road - SS9 3LB	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Single storey properties in commercial/ leisure use, fronting London Road A13. Situated adjacent to two storey buildings. Mixed character and scale to London Road, with residential character and scale to neighbouring side streets.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.050ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 300m to Primary School, C. 560m to Secondary School, close to local Shops, C. 315m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

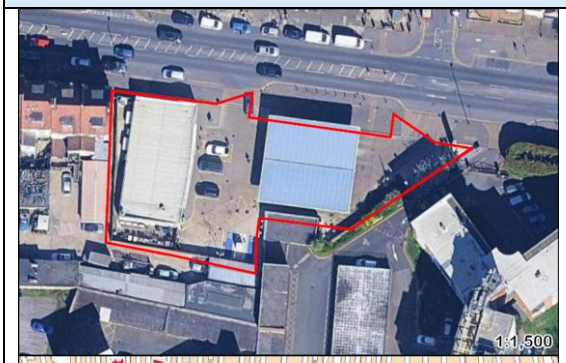
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** Potential

Site Conclusion Summary: The availability of the site is unknown. In existing use. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA190	**Size (ha):** 0.154
Site Name: 600 London Road - SS0 9HS	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Petrol station and shop	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Petrol filling station and associated shop, located on London Road A13 in Westcliff, with access from London Road. Mixed character, scale and uses to London Road, primarily with commercial ground floor and residential to upper floors. Residential development to rear of site.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.154ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 825m to Primary School, C. 800m to Secondary School, close to local Shops, C. 675m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	15	15	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. In existing use. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA191	**Size (ha):** 0.494
Site Name: 538-550 London Road - SS0 9HS	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Commercial (goods yard and large retail)	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: HELAA site comprises two buildings, one occupied by Halfords - two storey with parking area and access to front and side, the second Jewson timber and building supplies yard and associated buildings, with access from London Road. Residential uses to rear. Varied scale and character on London Road.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.494ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 795m to Primary School, C. 845m to Secondary School, close to local Shops, C. 530m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	50	50	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

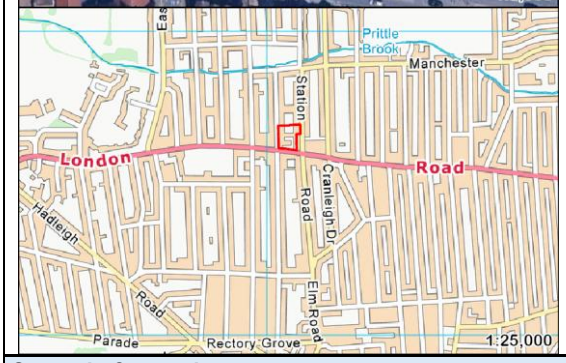
Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA220	**Size (ha):** 0.508
Site Name: Adams Elm House, 1271 London Road, Leigh on Sea	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Occupied sheltered housing. Part 2 and 3 storey building fronting London Rd. In a mixed area with retail along London Rd and residential uses North and south.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.508ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site, currently in use, that is relatively free of development constraints. Rear car park with access to one way road. The building itself is of little merit. The site may also be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop adjacent to site with frequent services through Southend. Access direct on to Station Road. Train Station 1.2km.
Local Services: Good	c. 400m to Primary school. C.1km west to Secondary school. c.600m to GP. Wide variety of shops/services along London Rd.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	89	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in UCS.

Status
UCS



Site Ref: HEA235	**Size (ha):** 0.239
Site Name: Mussett House, 49 Bailey Road, Leigh on Sea	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 2 and 3 storey building occupied as sheltered housing with car park and shared gardens. Located in a residential low-rise setting.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.239ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. No fundamental constraints. The site constrained in terms of limited land to develop and potentially limited scope for intensification given overlooking issues with nearby residential uses. Low capacity access road.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop c.230m south with a variety of frequent services to Southend, Rayleigh, Basildon, and Canvey. Direct access to Bailey Road but this appears to be of limited capacity. c.1km to nearest train station to the South
Local Services: Good	c.480m to Primary school. c.250m east to Secondary school. c.170m south to GP. Wider variety of shops and services along A13.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values but initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	21	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

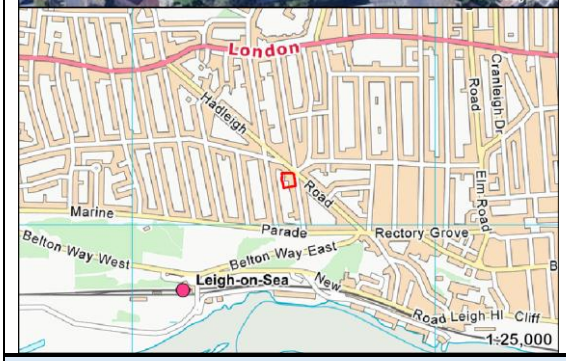
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.

Status
UCS





Site Ref: HEA244	**Size (ha):** 0.185
Site Name: Senior House, 39 Salisbury Road, Southend, SS9 2JX	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: 2 storey building currently in use as sheltered accommodation on the corner of Hadleigh and Salisbury Roads. Located in a residential area of 2 to 3 storey high buildings.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.185ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. Nearby residential uses could constrain redevelopment in terms of overlooking and access, while provided, appears limited.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop within 100m of the site with relatively frequent services. Good road access via Salisbury Road to wider network. c.500m to nearest Train Station.
Local Services: Good	c.400m North to Primary school. c.700m North to Secondary school. c.750m to GP. Various services within 700m including Leigh high-street to the south and London Rd to North.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

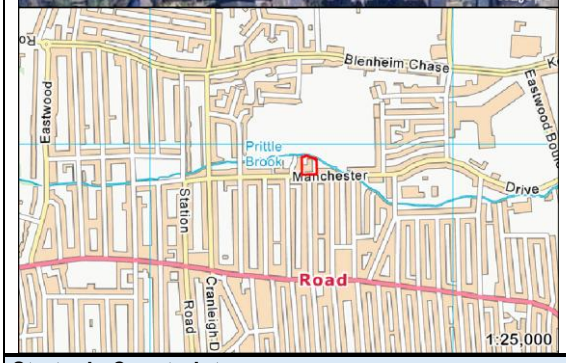
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	20	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA248	**Size (ha):** 0.279
Site Name: Trafford House, 117 Manchester Drive, Southend	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: 2 storey building currently in use as sheltered accommodation fronting Manchester Road with onsite parking and landscaped areas. The site is in a low-rise residential area, large allotment to rear.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.265ha (95%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.014ha (5%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. There are some trees protected by a TPO on the site. There may be overlooking issues with adjacent residential properties.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop adjacent to the site but with a single route. Stops with wider choice of routes and frequent services c.350m south. Access direct to Manchester Drive and A13 but via residential roads. Nearest Train Station 1.5km south.
Local Services: Good	c.325m to Primary school. c.600m east to Secondary school. c.600m North to GP. Local parade c.250m North. Wider array of services c.500m south along London Road.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values but initial appraisal suggests marginal economic viability. Potentially achievable with different form of development or in future.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	26	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

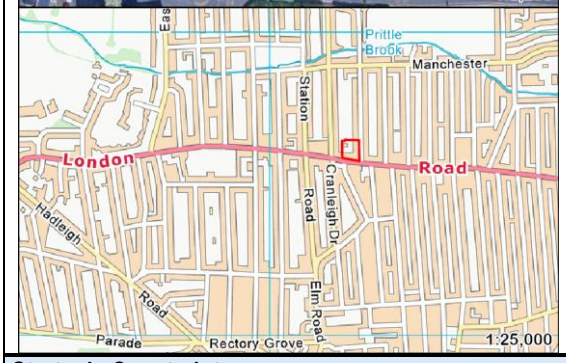
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.

Status
UCS





Site Ref: HEA251	**Size (ha):** 0.359
Site Name: Yantlet, 1193-1215 London Road, Leigh on Sea	
Neighbourhood: Leigh	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 2 & 6 storey residential block currently in use as sheltered accommodation fronting the A13 and Blenheim Crescent. The area is mixed but primarily in residential use. Building of little merit.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.359ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: This is a brownfield site that is currently in use. The site very gently slopes to the west and is generally free of development constraints. The site may however be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop adjacent to site with frequent services through Southend. Access direct on to Station Road. Train Station 1.3km.
Local Services: Good	c. 400m to Primary school. c.1km west to Secondary school. c.600m to GP. Wide variety of shops/services along London Rd.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	42	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA075	**Size (ha):** 0.317
Site Name: Manners Court - Manners Corner - SS2 6QR	
Neighbourhood: Prittlewell	**Type:** Brownfield Urban
Current Use: Commercial and residential	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: Planning (expired)/ HELAA (2018)	
Context and Surrounding Uses: Located on Manners Corner, forming a parade of shops/ commercial ground floor uses and residential apartments above. Surrounding uses primarily residential. Close to London Southend Airport and retail park.	
Relevant Planning History: 17/01046/FUL Complete 2018-19 (-36sqm net Emp Floorspace); 11/00810/FUL (8 units) expired.	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.317ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Manners Way
Local Services: Good	C. 650m to Primary School, C. 1km to Secondary School, C. 350m to Shops, C. 630m to GP,

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	Expired pp for 8 units	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Expired pp for 8 units (11/00810/FUL) for additional storey

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA077	**Size (ha):** 0.131
Site Name: 373 Victoria Avenue - SS2 6JL	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential/ Commercial	
Source: Planning (expired)/ HELAA (2018)	
Context and Surrounding Uses: Located on the corner of Victoria Avenue, with access from Fairfax Drive. Single storey commercial building with area of hard standing. Adjacent to Eye Hospital, with Priory Park opposite, Prittle Brook to the north.	
Relevant Planning History: 10/01641/FULM (expired)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.053ha (41%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.029ha (22%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.049ha (37%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Victoria Avenue
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** Yes	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Victoria Avenue
Local Services: Good	C. 525m to Primary School, C. 580m to Secondary School, C. 250m to Shops, C. 650m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown (expired pp)	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown (expired pp)
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	21	21	Expired pp for 21 units	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

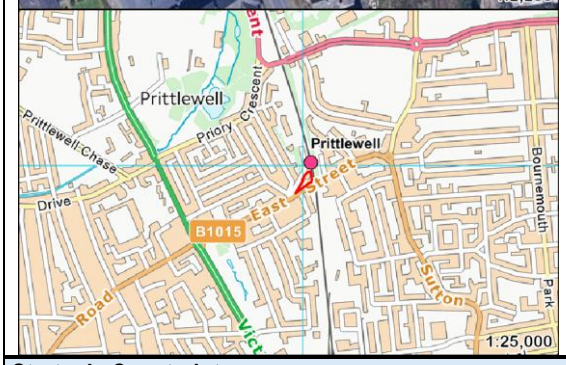
Capacity Commentary: The original application on this site (for 21 dwellings) lapsed in 2013. However, the site is still considered potentially suitable in the future for a mixed-use residential scheme which could make for a more efficient use of land, without losing the employment uses.

Housing Conclusion: UCS | **Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA092	**Size (ha):** 0.130
Site Name: Land at Prittlewell Station - (Near Station Approach - SS2 6LG)	
Neighbourhood: Prittlewell	**Type:** Mixed
Current Use: Vacant	
Potential Use(s): Residential/ Mixed use	
Source: SHLAA/HELAA	
Context and Surrounding Uses: This site includes a triangular shaped sloping piece of grassed land and a redundant substation located on Station Approach Road to Prittlewell Station. Adjacent land uses are predominantly residential with station to north east. A community school and the Railway Public House are located on the opposite side of East Street (B1045) either side of Tickfield Avenue.	
Relevant Planning History: 08/00160/CLP (50 parking spaces)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.130ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Adjacent to railway
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Access to East Street
Local Services: Good	C. 770m to Primary School, C. 1101m to Secondary School, C. 303m to Shops, C. 767m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	13	13	HELAA 2026 assumption (100 dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA204	**Size (ha):** 0.102
Site Name: 34 West Street - SS2 6HJ	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Used car sales yard/ residential	
Potential Use(s): Residential	
Source: HELAA (2018)	
Context and Surrounding Uses: Car sale, two storey building with hard standing/ yard to side and rear. Residential uses to upper floors. Access onto West Street. Surrounding uses mixed in scale and character.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.102ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to West Street
Local Services: Good	C. 350m to Primary School, C. 800m to Secondary School, c. 25m to Shops, C. 340m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

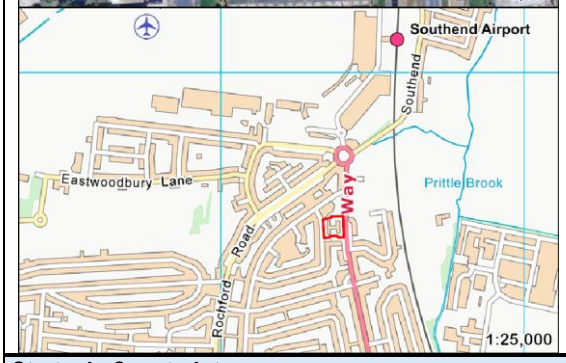
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	10	10	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** Potential

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.	**Status** UCS





Site Ref: HEA236	**Size (ha):** 0.431
Site Name: Nayland House, 203 Manners Way, Southend	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 1 and 2 storey sheltered housing. In a low residential area fronting the A1159. Allotments to the east with Southend Airport c.300m North.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.431ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use with no fundamental constraints. Unrestricted site with greater scope for intensification. Close to Southend Airport; therefore, potential Noise/amenity issues.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Various bus stops within 200m with relatively frequent services. Direct access on to A1159 and wider road network. C.650m to airport Train Station.
Local Services: Moderate	c.640m south west to Primary school. c.1.7km south west to Secondary school. c.750m south to GP. Parade of shops 150m south with a wider array of services along the Rochford Road and the A127.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	43	16	HELAA 2026	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

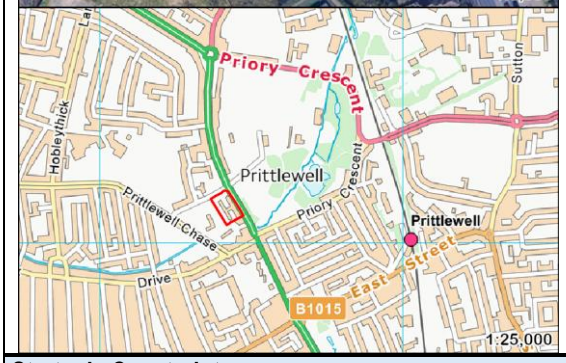
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in UCS.

Status
UCS





Site Ref: HEA246	**Size (ha):** 0.637
Site Name: Stephen McAdden House, 21 Burr Hill Chase, Southend	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of part 1, 2 & 3 storey residential buildings currently in use as sheltered accommodation. Adjacent to Priory Park, residential uses, and care home.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.613ha (96%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.013ha (2%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.012ha (2%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** Yes	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. The site is partly in FZ2 but this wouldn't preclude development. There may be amenity issues with Victoria Avenue to the front elevation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.100m south with frequent services to Southend. Access on to Burr Hill Chase linking to A127 and Prittlewell Chase. Train Station c.700m east.
Local Services: Good	c.500m to Primary school. c.1.2km west to Secondary school. c.650 to GP. Small parade of shops c.350m west. Larger supermarket 700m east.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	115	49	HELAA 2026	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

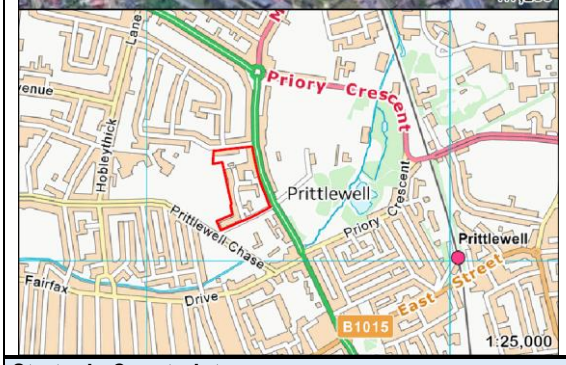
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consdier in UCS.

Status
UCS





Site Ref: HEA257	**Size (ha):** 2.869
Site Name: Cecil Court	
Neighbourhood: Prittlewell	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: 2 & 3 storey properties accessed via Burr Hill Chase and a 12 storey tower block. Site adjacent to Southend Highschool for Boys with surrounding residential uses and Priory Park.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.869ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: This is a large brownfield site that is currently in active use. It is relatively free of development constraints. There may be amenity considerations given the site fronts Victoria Avenue. Finally, there may be contamination on part of the site where an electrical sub-station is located.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.100m south with frequent services to Southend. Access on to Burr Hill Chase linking to A127 and Prittlewell Chase. Train Station c.700m east.
Local Services: Good	c.500m to Primary school. C.1.2km west to Secondary school. c.860 to GP. Small parade of shops c.450m west. Larger supermarket 700m east.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	287	109	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in Urban Capacity Study.	**Status**
	UCS





Site Ref: HEA128	**Size (ha):** 0.051
Site Name: Garages 29 Fraser Close - SS3 9YT	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Garages	
Potential Use(s): Residential	
Source: Council	
Context and Surrounding Uses: Garages located in established low density residential area. Adjacent to existing two storey residential properties. Fraser Close to the west, Eagle Way to the east.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.051ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Access from Fraser Close
Local Services: Moderate	C. 149m to Primary School, C. 1298m to Secondary School, C. 54m to Shops, C. 681m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown.
Overall Achievability: Unknown

Conclusion

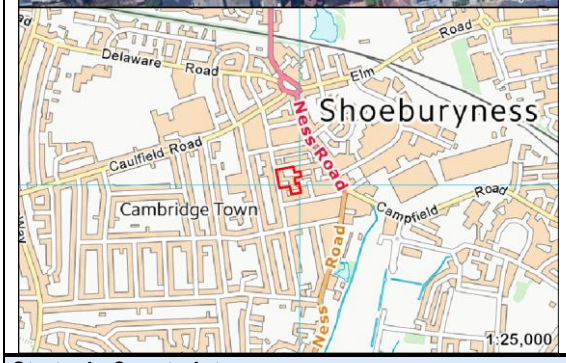
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 (100dph)

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: A small site which may yield lower than 5 units given location. The site is not being promoted. To be considered as part of the UCS.	**Status** UCS





Site Ref: HEA221	**Size (ha):** 0.473
Site Name: Avon Way / West Road, Avon Way, Shoeburyness	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of 3 storey buildings currently occupied as sheltered housing. In a mixed area adjacent to a parade of shops surrounded by residential uses.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.473ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site, currently in use, that is relatively free of development constraints. The building itself is of little merit. A footpath also runs through the site running east to west.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop c.200m south east relatively frequent services to Southend through to Rayleigh. Access direct to West Rd. c.1.1km to Train Station.
Local Services: Good	c.150m to Primary school. c.300m to Secondary School. c.300m to GP. Small parade of shops adjacent to site. Larger supermarket 1km North.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

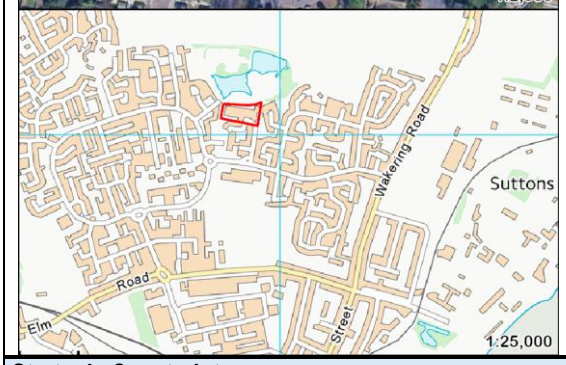
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	63	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in Urban Capacity Study,	**Status** UCS





Site Ref: HEA226	**Size (ha):** 0.721
Site Name: Crouchmans, 46 Centurion Close, Southend	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of 1 and 2 storey buildings currently occupied as sheltered housing. Located in a mainly residential area on the urban edge. Adjacent to Friars Park and surrounded by low-rise housing.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.721ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. Site adjacent to Protected Green Space and GB. Potential landscape sensitivity. A footpath runs along the eastern edge of the site to the protected adjacent park; this would need to be retained. The site may also be contaminated. Narrow access road.

Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bust stop c.150m south with relatively frequent services to Rayleigh via Southend. Access direct to Centurion Close and Constable Way. c.1.1km to Train Station.
Local Services: Moderate	c.150m to Primary school. 1.4km south to Secondary school. c.300m to 2 GPs. Small parade of shops just south of site.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

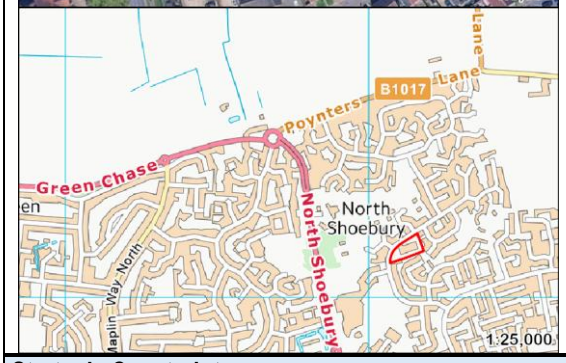
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	60	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA229	**Size (ha):** 0.534
Site Name: Great Mead, 200 Frobisher Way, Southend	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 2 and 3 storey sheltered housing building with car park and shared gardens. Located in a residential estate fronting Frobisher Way. Nearby a local centre.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.534ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions. The site may also be contaminated: this requires further investigation. Site within consultation area of safeguarded minerals but is under 5ha in size.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop adjacent to site with relatively frequent services. Direct access to Frobisher Way. c.1.5km to Train Station.
Local Services: Good	c.500m south to Primary School. c.1.1km south to Secondary school. Site adjacent to GP. Large supermarket opposite the site with a small shopping parade.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

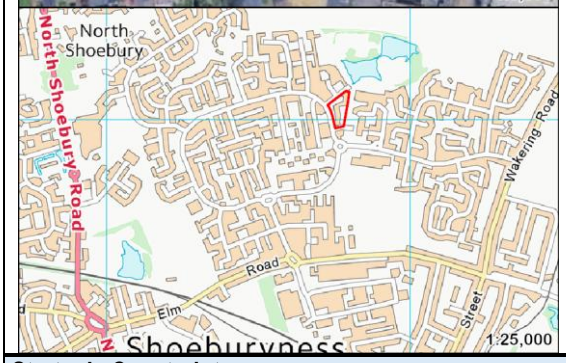
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	53	5	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA231	**Size (ha):** 0.505
Site Name: Kestrel House, 96 Eagle Way	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 1 and 2 storey sheltered housing building with car parking and shared greenspaces. In a residential setting surrounded by low rise housing. Nearby local centre and Friars Park.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.505ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site on the urban edge that is currently in use. Top corner of the site adjacent to Local Space and Green Belt but less visually related. In a low-rise residential area. The site may also be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop c.150m south east with frequent services to Rayleigh via Southend. Access direct to Eagle Way Close and Constable Way. c.1.1km to Train Station.
Local Services: Moderate	c.150m to Primary school. 1.4km south to Secondary school. c.300m to 2 GPs. Small parade of shops just south of site

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	51	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA232	**Size (ha):** 0.722
Site Name: 57-103 Kingfisher Close and 58-120 Sandpiper Close	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of eight 2 storey buildings of little merit with car parking to the front and shared green spaces. In a low-rise residential area.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.722ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** Yes	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** Yes

Summary of Constraints: Brownfield site, in use, in low rise residential area. No fundamental constraints to development. Kingfisher drive narrow, likely low capacity road. Potential overlooking issues. Footpath runs through site along eastern boundary. Site within consultation area of safeguarded minerals but is under 5ha in size.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stops c.120m North with regular services to Shoeburyness and Rayleigh via Southend. Access direct to Kingfisher Close but appears to have limited capacity. c.1km to Train Station.
Local Services: Moderate	c.320m east to Primary school. C.1.1km south to Secondary school. c.125m to GP. Small parade of shops 320m east, wider array of services including large supermarket c.500m west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

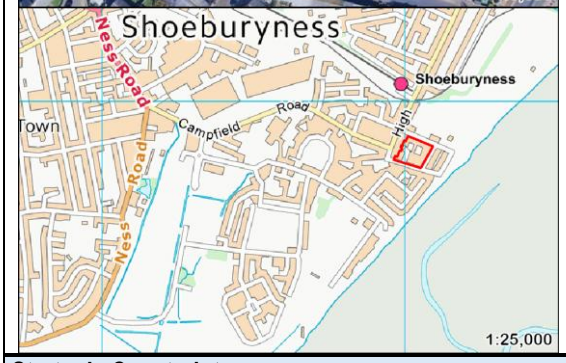
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	56	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for residential, not being promoted/ unavailable. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA234	**Size (ha):** 0.770
Site Name: Longmans, 11 Rampart Street, Southend	
Neighbourhood: Shoeburyness	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of mainly 2 storey buildings currently used as sheltered accommodation near to seafront. Area is generally residential area of 1 to 3 storeys.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.770ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. No fundamental constraints. The design will need to consider the sites location on the edge of (but not within) Conservation Area. Overlooking to nearby residential homes needs to be considered.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop within c.100m with relatively frequent services to Rayleigh and Southend. Direct Access on to Rampart Street and wider road network. Site within c.220m of Train Station.
Local Services: Moderate	c.650m to Primary school. c.1.5km west to Secondary school. c.780m to GP. Within 100m of parade of shops/services along the High St.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing suggest development may have marginal economic viability, with potential to be achievable in different form of in future.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	77	25	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

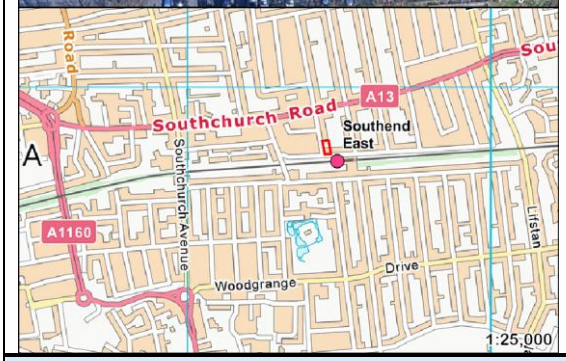
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted/ unavailable. Consider in Urban Capacity Study.

Status
UCS





Site Ref: HEA081	**Size (ha):** 0.095
Site Name: 25 Riviera Drive - SS1 2QY	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: SHLAA/HELAA	
Context and Surrounding Uses: Bungalow located on large plot fronting onto Riviera Drive and Belle Vue Avenue. Located in residential area, close to Southend East station.	
Relevant Planning History: 08/00878/OUT (9 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.095ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Riviera Drive
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Riviera Drive/ Belle Vue Avenue
Local Services: Good	C. 300m to Primary School, C. 1km to Secondary School, C. 110m to Shops, C. 670m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	Planning permission (expired)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

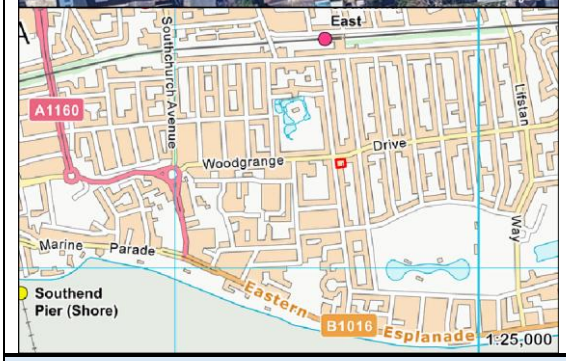
Capacity Commentary: Expired planning permission

Housing Conclusion: UCS — **Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. Consider in Urban Capacity Study.

Status: UCS





Site Ref: HEA084	**Size (ha):** 0.076
Site Name: 190 Woodgrange Drive - SS1 2SF	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Car garage	
Potential Use(s): Residential/ commercial	
Source: SHLAA/HELAA	
Context and Surrounding Uses: Large site occupied by car garage with large area of hard standing. Fronts onto Woodgrange Drive and Victoria Road. Single storey buildings. Adjacent to commercial uses on Woodgrange Drive and residential uses on Victoria Road.	
Relevant Planning History: 08/00849/OUT (9 units) refused; 07/00475/OUTM (refused).	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.076ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Woodgrange Drive/ Victoria Rd
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from Woodgrange Drive/ Victoria Road
Local Services: Good	C. 600m to Primary School, C. 1.2km to Secondary School, adjacent to Shops, C. 220m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	8	8	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA (2026) assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.	**Status** UCS





Site Ref: HEA090	**Size (ha):** 0.690
Site Name: 327 Southchurch Road - SS1 2PE	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Industrial	
Potential Use(s): Residential/ Mixed use	
Source: SHLAA/HELAA	
Context and Surrounding Uses: The site is a backland industrial plot just outside the Central Area comprising three 1-2 storey industrial buildings, parking areas and access drive. The site is bounded to the north, south and west by residential dwellings and to the east by further industrial uses. Buildings immediately surrounding the site range from 1-8 storeys.	
Relevant Planning History: 16/01681/FUL – Change of use (refused)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.690ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Neighbouring residential development
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Southchurch Road
Local Services: Good	C. 140m to Primary School, C. 1.5km to Secondary School, C. 100m to Shops, C. 300m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	35	35	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.	**Status** UCS





Site Ref: HEA166	**Size (ha):** 0.043
Site Name: (Former bakery) Chase Road and land near 2 Riviera Drive - SS1 2RB	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: Former BLP site/ SHLAA	
Context and Surrounding Uses: Two storey building in commercial use with area of hard standing. Frontage onto Riviera Drive and Chase Road. Close to railway station, with surrounding residential uses.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.043ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: No strategic constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Riviera Drive
Local Services: Good	C. 160m to Primary School, C. 1.2km to Secondary School, C. 100m to Shops, C. 700m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

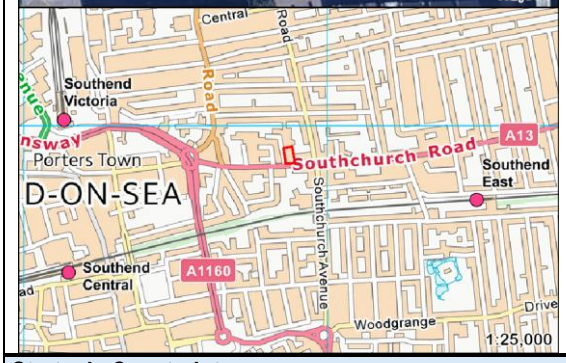
Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA199	**Size (ha):** 0.158
Site Name: 329 Southchurch Road - SS1 2PE	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: HELAA (2018)	
Context and Surrounding Uses: Large commercial warehouse buildings, in current use, located on Southchurch Road with commercial uses to rear, and adjacent to residential uses.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.158ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Southchurch Rd
Local Services: Good	C. 135m to Primary School, C. 1.5km to Secondary School, close to Shops, C. 400m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	16	16	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

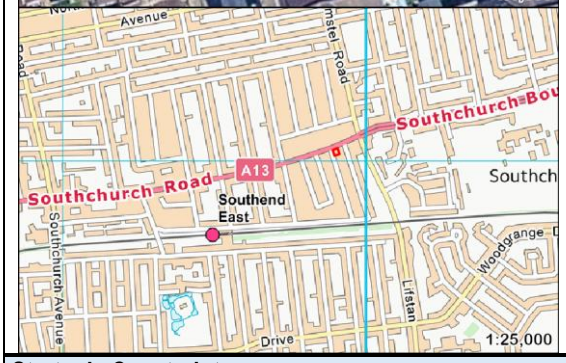
Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA202	**Size (ha):** 0.035
Site Name: 736 Southchurch Road - SS1 2PS	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Car sales	
Potential Use(s): Residential/ Commercial (ground floor)	
Source: HELAA (2018)	

Context and Surrounding Uses: Car sales with large area of hard standing, located in Southchurch Road neighbourhood centre. Adjacent to mixed use development (commercial uses at ground floor, residential above) on Southchurch Road, predominantly two storey buildings. Residential streets adjacent, and site fronts onto both Southchurch Road and Chinchilla Road.

Relevant Planning History:
No relevant planning history

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.035ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Southchurch Rd
Local Services: Good	C. 550m to Primary School, C. 600m to Secondary School, close to Shops, C. 190m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	4	4	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

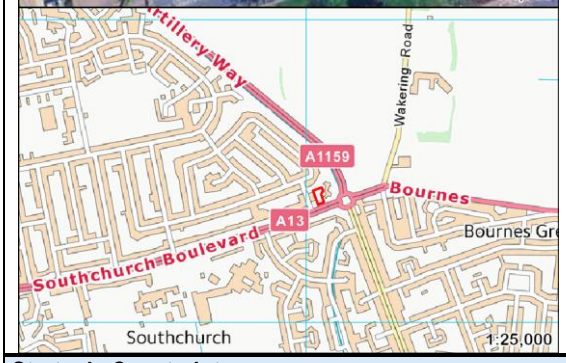
Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA203	**Size (ha):** 0.120
Site Name: Garages at 221 Southchurch Boulevard - SS2 4UU	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Garages	
Potential Use(s): Residential	
Source: HELAA (2018)	
Context and Surrounding Uses: Garages adjacent to three storey residential blocks, with access from Southchurch Boulevard. Two storey residential properties close by, and site is close to Bournes Green roundabout.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.109ha (91%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.011ha (9%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Site relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Southchurch Blvd
Local Services: Moderate	C. 900m to Primary School, C. 450m to Secondary School, C. 200m to Shops, c. 1km to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	12	12	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA213	**Size (ha):** 0.025
Site Name: 17-19 Wesley Road - SS1 2HE	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Vacant (former garage)	
Potential Use(s): Residential	
Source: Planning	
Context and Surrounding Uses: Site contains a large area of hard standing to the front of existing outbuildings, set back from neighboring residential properties on Wesley Road. Surrounding character is two storey, residential.	
Relevant Planning History: 15/00096/FUL (5 units)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.025ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from Wesley Road
Local Services: Good	C. 330m to Primary School, C. 1.5km to Secondary School, C. 150m to Shops, C. 500m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Site has a previous planning permission for 5 units.

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	5	15/00096/FUL	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: Previous planning permission for 5 units

Housing Conclusion: UCS — **Emp Conclusion:** N/A

Site Conclusion Summary: The site has a previous planning permission for 5 units. It is located in an established residential area of c. 2 storeys. Existing buildings set well back from road and established building line, with large area of forecourt in front. The availability of the site is unknown. To be considered in Urban Capacity Study.

Status: UCS



Site Ref: HEA218	**Size (ha):** 0.118
Site Name: Car Park, corner of Ilfracombe Avenue and Southchurch Road	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Car Park	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Car park fronting Southchurch Road. Located adjacent to a Tesco Express/petrol station. In a mixed area generally low-rise area with retail, services and residential uses.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.118ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints with no designated use. May require justification for loss of parking. The site may also be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low/Moderate

Site Suitability

Accessibility: Good	Multiple bus stops within c.150m with multiple routes and frequent services. Good access to road network via A13. c.150m to Train Station.
Local Services: Good	c.300m to Primary school. c.1.1km North west to Secondary school. c.800m to GP. Wide variety of shops/services immediately along Southchurch Rd.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with reasonable values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Unknown - Potentially Achievable

Conclusion

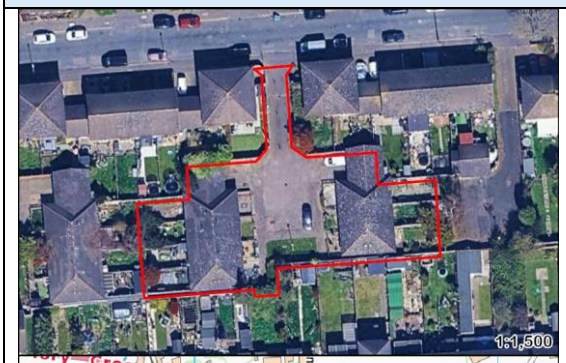
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	12	12	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: Site potentially suitable for housing, but not being promoted. Consider in Urban Capacity Study.

Status
UCS





Site Ref: HEA223	**Size (ha):** 0.134
Site Name: Bronte Mews	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of single storey properties currently occupied as sheltered housing. Located in a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.134ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. The site is in a residential area that is relatively free from constraints. Access is provided but is limited. Potential overlooking issues to nearby flats that could greatly limit development potential. Accessed via a small residential road that appears to be of low capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.170 west with relatively frequent services to Southend. Access direct to Ruskin Avenue and wider road network but road likely to have limited capacity. Within c.500m of Train Station.
Local Services: Good	c.500m to Primary school. c.1.1km west to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	7	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status**
	UCS





Site Ref: HEA225	**Size (ha):** 0.272
Site Name: 1-29 Cedar Close, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of 3 and 2 storey buildings occupied as sheltered housing with on-site car park. In a residential area surrounded by low-rise housing.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.272ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions. Accessed via a small residential road. A footpath also runs through the site linking to Ruskin Avenue to the North that would need to be retained.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.150m west less frequent services to Southend and Southchurch. Access direct to Chestnut Grove and wider road network. Likely to have limited capacity Within c.500m of Train Station.
Local Services: Good	c.500m to Primary school. c.1km south to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

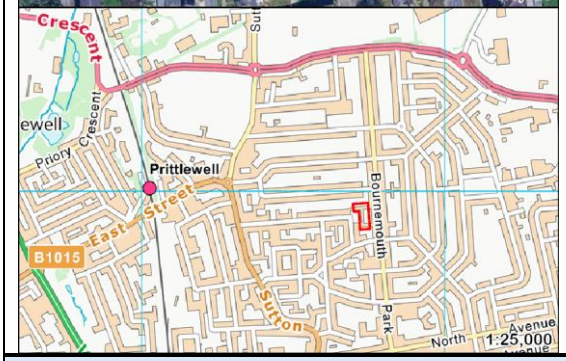
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	28	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA227	**Size (ha):** 0.322
Site Name: 1-33 Dickens Close, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of 2 and 3 storey buildings occupied as sheltered housing in a residential area. Large car park fronting Ruskin Avenue. Surrounded by low-rise housing.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.322ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby residential properties which could limit upward extensions. Accessed via a small residential road that appears of limited capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.100m east from Bournemouth Park Road to Southend and Temple Farm Ind Estate. Direct access to Ruskin Ave but this may have limited capacity. c.700m to Train Station.
Local Services: Good	c.400m south to Primary school. c.1km North east to Secondary school. c.450m to GP. Nearest small parade of shops c.400m west, with supermarket c.550m south west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	32	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA230 | **Size (ha):** 0.248

Site Name: Keats House, Shelley Square, Southend

Neighbourhood: Southchurch | **Type:** Brownfield

Current Use: Sheltered Housing

Potential Use(s): Residential

Source: Landowner (CfS)

Context and Surrounding Uses: Part 1 and 2 storey sheltered housing building with car park. In a residential setting surrounded by low rise housing.

Relevant Planning History:
No relevant planning history

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.248ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. No fundamental constraints to development. Potential overlooking issues to nearby which could limit upward extensions.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.150m North east with services along Bournemouth Park Road to Southend and Temple Farm Ind Estate. Direct access to Shelley Square but this road is likely to have limited capacity. c.700m to Train Station.
Local Services: Moderate	c.200m south to Primary school. c.1km North east to Secondary school. c.600m to GP. Supermarket c.375m south west. Smaller parade of shops also south west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	57	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

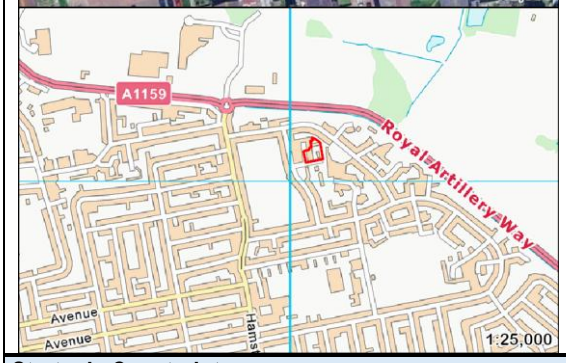
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS | **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.

Status
UCS





Site Ref: HEA233	**Size (ha):** 0.320
Site Name: 1-11 Lincoln Chase, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Series of bungalows fronting shared greenspace. Located in a residential area with primarily of 2 storey buildings. However there is a high rise tower to the South. A1159 to the North with sports facilities beyond.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.320ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use comprising bungalows in an existing residential area. Site is relatively free from constraints. However, Lincoln Chase is narrow and appears low capacity. Overlooking to nearby residential homes could limit capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus Stops within c.150m with relatively frequent services. Access direct to Lincoln Chase which appears to be a low capacity road but good links to A1159. c.1.45km to Train Station.
Local Services: Moderate	c.500m to Primary School to the south. c.600m North west to Secondary school. c.520m South to GP. Limited shops/services nearby. Corner shop c.240m south and parade c.500m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	16	5	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

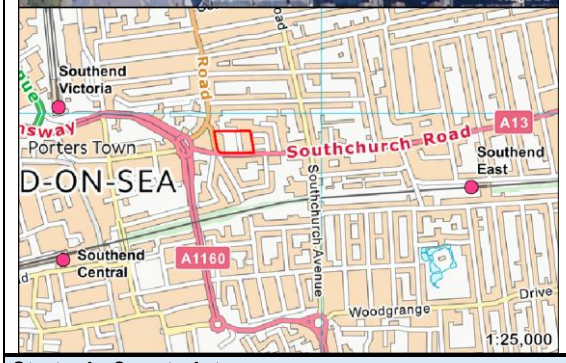
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.

Status
UCS





Site Ref: HEA237 | **Size (ha):** 0.855

Site Name: Nicholson House & The Barringtons, 299 Southchurch Road

Neighbourhood: Southchurch | **Type:** Brownfield

Current Use: Sheltered Housing

Potential Use(s): Residential

Source: Landowner (CfS)

Context and Surrounding Uses: Two 7 storey blocks currently in use as sheltered housing. The buildings are of little merit. Large central car park between the two buildings and a another court of homes. Central prominent location fronting the A13.

Relevant Planning History:
No relevant planning history

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.855ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Large brownfield site currently in use fronting A13. Relatively free on constraints with capacity for intensification in a central location. Grade I listed building in the setting of the site. Intensification could affect setting. The site may also be contaminated: this requires further investigation.

Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	The site is central located with bus stop adjacent to the site with frequent services. Direct access to A13 and wider central road network. Two Train Stations in 600m of the site.
Local Services: Good	c.250m to Primary school south of the site. c.1.4km west to Secondary school. c.250m to GP. Wide variety of services and shops nearby: including parade and central Southend.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	171	75	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

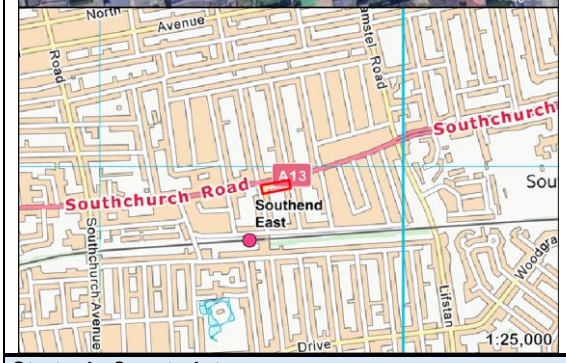
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS | **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.

Status: UCS





Site Ref: HEA239	**Size (ha):** 0.265
Site Name: Nursery Place, 530-596 Southchurch Road, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of two storey homes arranged as three terraces; currently in use as sheltered accommodation. The site is accessed by Randolph Close surrounded by residential uses. Large allotment to the south.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.265ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site slopes gently to the south. The site is relatively free of development constraints. But it is bounded tightly by other residential uses potentially limiting redevelopment opportunities. The road access is also what appears to be a lower capacity residential street.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	c.150m from bus stops along Blenheim Chase. These have multiple routes with frequent services. Accessed via what appears to be lower capacity road but good links to wider network. c.1.8km to nearest Train Station.
Local Services: Good	c.260m to Primary school. c.800m east to Secondary school. c.250m North to GP. Local parade c.250m North. Wider array of services c.500m south along London Road.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with strong values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	28	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA241	**Size (ha):** 0.139
Site Name: Ruskin Mews (14-24 Ruskin Avenue), Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of bungalows set between a landscaped area with parking and direct access to Ruskin Avenue. The site is in a low rise residential area on a tightly bounded site.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.139ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site, tightly bounded currently in use. The site is in a residential area that is relatively free from constraints. Potential overlooking issues to nearby flats. Accessed via a small residential road that appears to be of low capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.170m west with relatively frequent services to Southend. Access direct to Ruskin Avenue and wider road network. Likely to have limited capacity. Within c.500m of Train Station.
Local Services: Good	c.500m to Primary school. c.1.1km east to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Potentially Achievable

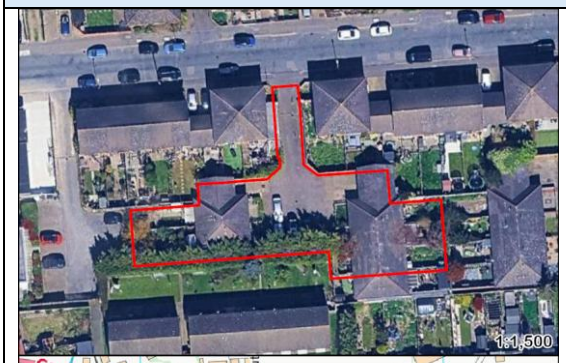
Conclusion

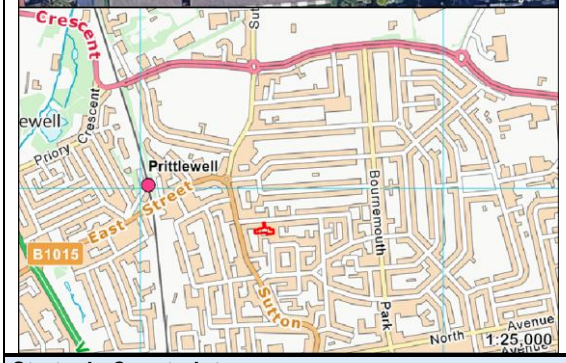
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	7	1	HELAA 2026 Assumption	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA242	**Size (ha):** 0.103
Site Name: Kipling Mews, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Group of single storey currently in use as sheltered housing. In a residential area accessed via a single road to Ruskin Avenue. Surrounded by low-rise housing.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.103ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use. The site is in a residential area that is relatively free from constraints. Access is provided but may be of limited capacity. Potential overlooking issues to nearby flats that could greatly limit development potential. Accessed via a small residential road that appears to be of low capacity.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Bus stop c.170m west with relatively frequent services to Southend. Access direct to Ruskin Avenue and wider road network but this is likely to have limited capacity. Within c.500m of Train Station.
Local Services: Good	c.660m to Primary school. c.1.1km west to Secondary school. c.350 to GP. Small parade of shops c.100m west. Supermarket c.500m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA247	**Size (ha):** 0.275
Site Name: The Brambles, 20 Eastern Avenue, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: One to three storey building currently in use as sheltered accommodation. The site is in a prominent location on a roundabout fronting the A1159. Nearby sports pitches and industrial uses.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.275ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. While access is provided it is to the rear via a smaller low capacity road to the rear that serves other residential units. Part of access road is not within the site itself.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Multiple bus stops with various routes and frequent services within 150m of the site. Road access is limited via a low-capacity road but good links to wider network. Train Station c.500m west.
Local Services: Moderate	c.850m east to Primary school. c.300m south east to Secondary school. c.210m south to GP. Parade of shops c.200m south with supermarket 400m west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	39	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA249	**Size (ha):** 0.246
Site Name: Trevett House, 19a Rectory Chase, Southend	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part two/three storey building in use as sheltered accommodation. Site fronts sloping Lifstan Way with main access from the rear. Surrounding area mixed with retail, residential, and public house.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.246ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use on a raised site that then slopes down Lifstan Way south. This could limit developable area. Access is limited from the rear to Southchurch Rectory Chase via a small residential road. There is access to the front but this is steep up the slope linking to a youth club adjacent to the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Multiple bus stops with variety of routes within 150m of the site. Poor road access from the rear of the site, but good links more widely from A13 and Lifstan Way. Train Station c.600m west.
Local Services: Good	c.600m North to Primary school. Secondary school 600m east. c.150m to GP. Wide variety of shops/services west along Southchurch Rd.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

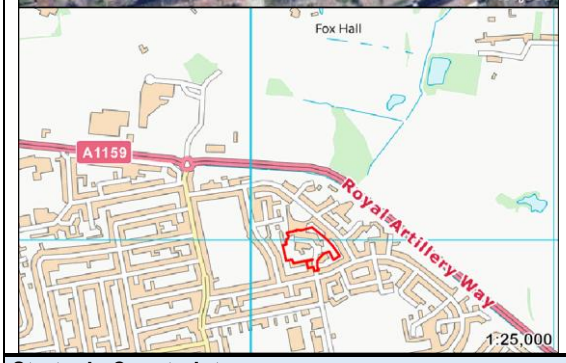
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	29	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider In Urban Capacity Study.	**Status** UCS





Site Ref: HEA253	**Size (ha):** 1.494
Site Name: Longbow and Sherwood Way	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Large area of Council owned housing stock currently in residential use. The buildings primarily consist of 3 storey flatted developed surrounding a central 13 storey tower block with car parking.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.494ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses surrounding the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stops within 100m of the site with two routes and frequent services. Single road access on to Newington Ave with good access to wider network via A1159. c.1.3km to nearest Train Station.
Local Services: Moderate	c.450m to Primary School to the south. c.650m North west to Secondary school. c.550m South West to GP. Limited shops/services nearby. Corner shop c.240m south and parade c.500m south.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

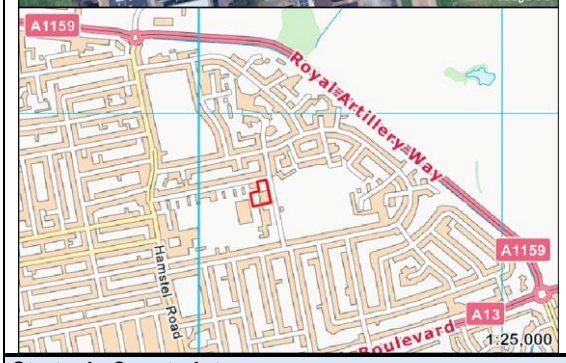
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	299	147	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA256	**Size (ha):** 0.371
Site Name: Bewley Court	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: 11 storey tower block with car parking fronting Whittingham Avenue. Residential surroundings adjacent to a Church and Bournes Green Park.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.371ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is currently in active use and is relatively free from development constraints. There may be overlooking issues to nearby residential uses. Consideration also to daylight/sunlight to nearby properties North and overlooking to residential building on the southern boundary.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop within c.100m of the site with two routes and relatively frequent services to Southend and Hadleigh. Road access to Hampstead Rd. Train Station c.1.1km south west.
Local Services: Good	Site c.300m west of Primary school. c.650m south to Secondary school. c.500 west to GP. Small parade of shops c.450m west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

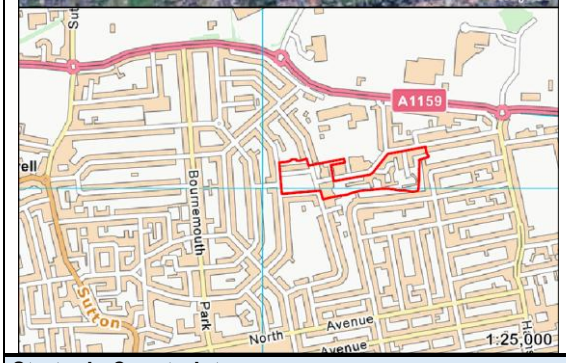
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	76	None	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS





Site Ref: HEA258	**Size (ha):** 4.361
Site Name: Cluny Square and Environs	
Neighbourhood: Southchurch	**Type:** Brownfield
Current Use: Residential / Retail	
Potential Use(s): Residential / Retail	
Source: Landowner (CfS)	
Context and Surrounding Uses: Residential estate including a range of low rise units high-rise buildings. The wider site includes Cluny Square which includes play spaces and a shopping frontage.	
Relevant Planning History: 22/01358/BC4 Extant Permission for 33 net Emp Floorspace	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 4.361ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** Yes
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Large brownfield site that is currently in use. Forms part of Priority Urban Area for regeneration and growth (Policy KP1). Includes secondary shopping frontage and protected greenspace. There is also potential contamination on the site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Various bus stops within the wider site but only served by a single route with relatively frequent services. Good road access to the A1159 North. c.1.15km west to Train Station.
Local Services: Good	Adjacent to Primary school to the North. c.450m North to Secondary school. GP on site with another c.670m south east. Site opposite small parade of shops. Supermarket 1km south west.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

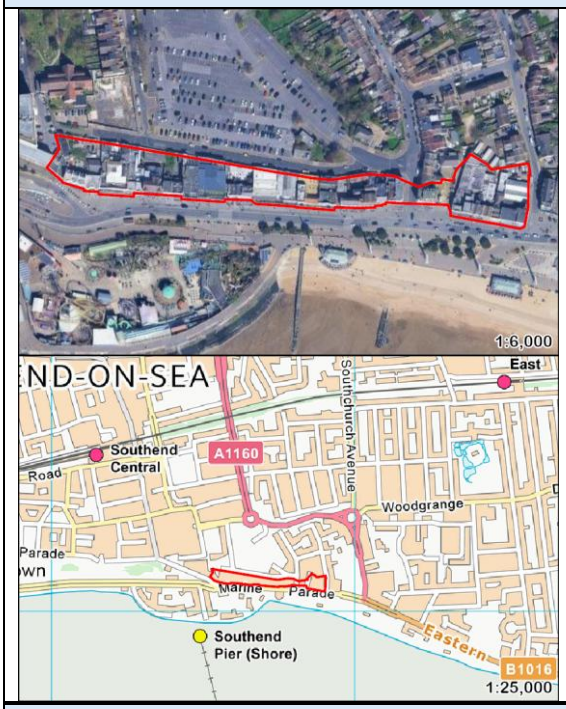
Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	361	95	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, suitable for housing, not being promoted. Consider in Urban Capacity Study.	**Status** UCS



Site Ref: CA008	**Size (ha):** 1.174
Site Name: Cluster Area 8: Golden Mile	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Commercial (leisure)/ residential	
Potential Use(s): Leisure/ Food & Drink/ Residential	
Source: Council	

Context and Surrounding Uses: Forms a prominent part of the central seafront area. Current uses are primarily leisure at ground floor, including arcades, as well as food/ drink uses. Southend foreshore and seafront attractions directly opposite the site, across Marine Parade, including public spaces. Southend Pier to the south west. Buildings approx. 3/4 storeys, including some heritage assets (Hope Hotel, 1-3 Marine Parade, 4 Marine Parade - Grade II listed, The Cornucopia and The Falcon - locally listed), and south western corner of site being located within a Conservation Area.

Relevant Planning History:
Varied planning history, including 24/01510/FUL at 40B - 42 (Ocean House), Marine Parade - Demolish existing building, erect new building comprising commercial premises to ground floor and 9no. self-contained flats over the three upper floors (part retrospective).

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.779ha (66%)	Part of site in FZ2/3 but may not preclude development if risks can be managed through suitable adaptation measures.
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.249ha (21%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.147ha (12%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Marine Parade/ Lucy Road
Landscape: No	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat-Slightly Sloped	**Listed Building:** Yes	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** Yes	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: There are a number of listed buildings (grade II), and locally listed buildings on the site, and a small corner of the site is within a Conservation Area. The site is located adjacent to the seafront, and part of the site (eastern end) is within Flood Zone 2/3.
Summary of Constraints Scoring: Moderate

Site Suitability

Accessibility: Good	Central location, close to town centre and bus and rail services from travel centre/ Southend Central.
Local Services: Good	C. 627m to Primary School, C. 1335m to Secondary School, C. 56m to Shops, C. 637m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Short-term
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	200	199	HELAA 2026 Assumption/ 24/01510/FUL	9	0	0	0	0
Employment	242	-146	Planning permission 24/01510/FUL	-146	0	0	0	0

Capacity Commentary: Capacity of 200 units based on HELAA 2026 methodology (c. 200dph) assumption, together with maintaining existing commercial uses and leisure offer of the site.

Housing Conclusion: UCS | **Emp Conclusion:** Potential

Site Conclusion Summary: The availability of the site is unknown – contains a number of buildings and potential multiple landownership. To be considered in Urban Capacity Study. The site is located within Southend Central. There are some listed/ locally listed buildings within the site area, and part of a conservation area to the western corner. Eastern edge of site within flood zone 2/3. It is assumed that any redevelopment would retain the extensive leisure/ tourist offer, particularly at ground floor, with potential for residential above.

Status
UCS





Site Ref: CA011	**Size (ha):** 2.721
Site Name: Cluster Area 11: London Road	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Retail/ Commercial/ Residential/ Food & Drink	
Potential Use(s): Retail/ Commercial/ Residential/ Food & Drink	
Source: Council	

Context and Surrounding Uses: Located in Southend Central Area, adjoining the High Street/ Victoria plaza area to the north west of the High Street. Primarily comprising commercial uses, including a large format supermarket with two-level car park, cinema, restaurants, retail, banks, with some residential accommodation in former commercial building conversions. Mixed style and height of buildings, ranging c. 2-4 storeys, of mixed quality. Taller buildings on south side of London Road - including 11 storey building with public car park at ground floor/ basement. Public parking along London Road, and small public car park to the rear.

Relevant Planning History:
Varied planning history, including 19/02021/PA3COU

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.721ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** London Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Comprises a number of sites/ land ownerships, adj to Queensway dual carriageway
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Central Location, a short walk from Southend Victoria and Southend Central railway stations, and bus services, including from Southend Victoria Bus interchange.
Local Services: Good	Located within the city centre, adjacent to a range of shops and services. GP services nearby at Queensway. Close to a range of public transport options - Southend Bus Interchange to the north and Southend Victoria Station. Open green space to the east at Warrior Square

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown, but prospect for redevelopment.	**Available When:** Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown - potential multiple land ownership
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	530	530	HELAA 2026 Assumption/ PP 19/02021/PA3COU	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Potential capacity of 540 units based on HELAA 2026 methodology (c. 200dph) assumption with commercial at ground floor. 19/02021/PA3COU 10 units completed. Therefore yield of 530 assumed.

Housing Conclusion: UCS	**Emp Conclusion:** Developable

Site Conclusion Summary: HEA153 (Sainsbury's) & HEA020 (former RBS) included within broad location. The location may offer potential for residential led development, including ground floor commercial uses and active frontages onto London Road (and Queensway). The availability of this area is unknown, potentially multiple landownerships. Consider in UCS.

Status
UCS



Site Ref: EA040	**Size (ha):** 2.267
Site Name: Seaways Car Park	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Car Park	
Potential Use(s): Leisure/ Commercial/ Hotel/ Parking	
Source: Planning	
Context and Surrounding Uses: The site predominantly forms a public car park and associated uses. The site has good access from the A1160 to the north and Lucy Road to the south. Leisure and cultural uses are located to the south and residential uses to the east and west.	
Relevant Planning History: 18/02302/BC4M Expired	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.267ha (100%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.000ha (%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Large brownfield site currently in use as public car park.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Queensway
Local Services: Good	C. 550m to Primary School, C. 1.3km to Secondary School, C. 60m to Shops, C. 500m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted - previously planning permission	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Previous planning permission

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	450	450	HELAA 2026 assumption (200dph)	0	0	0	0	0
Employment	-	-	N/A	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** Potential

Site Conclusion Summary: Existing allocation in the SCAAP, although site no longer being promoted. Consider in UCS.

Status
UCS





Site Ref: HEA005	**Size (ha):** 0.275
Site Name: Part Of Former Keddies Building And Maitland House - Chichester Road	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Mixed - commercial	
Potential Use(s): Residential (upper floors)	
Source: Planning	
Context and Surrounding Uses: The site is located within Southend Central Area. Existing taller building, with 'tower' element. Commercial uses to ground floor. Warrior Square Gardens opposite the site to the east. Fronting Chichester Road and Warrior Square. Adjacent to the High Street. Surrounding commercial uses, with some residential uses to upper floors.	
Relevant Planning History: 10/02012/EXTM Extant Permission (98 net dwellings)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.275ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Adjacent to Chichester Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of any policy, physical or environmental constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto Chichester Road
Local Services: Good	Distance to; Retail Services 50m, School 175m, Hospital 175m, Open space or Leisure Centre 20m, Public Transport 5m,Distance to Retail Services 30m

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable. Site has extant permission however and work has not yet commenced.

Overall Achievability: Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	98	98	PP not being implemented.	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: Capacity from former planning permission which is not being implemented due to technical difficulties achieving building control.

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study. Previous permission for 98 dwellings however this site has remained dormant for a number of years.	**Status** UCS





Site Ref: HEA040	**Size (ha):** 0.017
Site Name: 57 York Road, Southend, SS1 2BZ	
Neighbourhood: Southend Central	**Type:** Brownfield Urban
Current Use: Residential	
Potential Use(s): Residential	
Source: Planning (expired)	
Context and Surrounding Uses: Located in Southend Central Area. Residential street adjacent to Tylers Avenue car park and travel centre, close to the high street. Three storey, terraced, residential properties.	
Relevant Planning History: 13/00417/FUL Expired	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.017ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** York Road
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site is relatively free of constraints.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Onto York Road
Local Services: Good	C. 500m to Primary School, C. 1.2km to Secondary School, adjacent to Shops, c.300m to GP/ Health Centre

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Previous planning permission (expired) - unknown viability.

Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	5	4	Expired planning permission (5 gross).	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Expired planning permission (gross 5/ net 4)

Housing Conclusion: UCS — **Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown, and potentially low yield. Consider in UCS.

Status: UCS





Site Ref: HEA086	**Size (ha):** 0.346
Site Name: Clarence Road Car Park - SS1 1AN	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Car park	
Potential Use(s): Residential/ Mixed use	
Source: SHLAA/HELAA	
Context and Surrounding Uses: Surface level car park located in Southend Central Area with connections to the High Street via Clarence Street. Surrounding uses including mix of commercial and residential. In close proximity to Clifftown Conservation Area. Frontages onto Clarence Road and Alexandra Street.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.346ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** Yes	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints with no designated use. May require justification for loss of parking.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	c. 200m to Southend Central railway station, with frequent services locally and into London. c. 250m to travel centre with frequent bus services. c. 700m from A13.
Local Services: Good	Health centre c.130m. Primary School c.600m. Secondary school c.850m. Shops c. 50m.

Overall Suitability: Potentially Suitable (existing policy)

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown - site not being promoted.
Overall Achievability: Unknown

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	70	70	HELAA 2026 (200 dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS | **Emp Conclusion:** N/A

Site Conclusion Summary: The site is not being promoted and is therefore currently not available, but may offer potential for development (subject to parking provision). Consider in UCS	**Status** UCS





Site Ref: HEA087	**Size (ha):** 0.324
Site Name: Alexandra Street Car Park - SS1 1BU	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Car park	
Potential Use(s): Residential/ Mixed use	
Source: SHLAA/HELAA	
Context and Surrounding Uses: Surface level car park located in Southend Central Area with connections to the High Street via Alexandra Street/ Market Place. Surrounding uses including mix of commercial and residential. In close proximity to Clifftown Conservation Area. Frontages onto Alexandra Street/ Royal Mews.	
Relevant Planning History: 16/00146/FUL (3 retail units, 2 flats); 09/01793/OUT (Refused); 06/01030/FUL (Refused)	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.324ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints with no designated use. May require justification for loss of parking.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Alexandra Street
Local Services: Good	c. 750m to Primary School, c. 900m to Secondary School, site adjacent to Shops, c. 500m to GP

Overall Suitability: Potentially Suitable (existing policy)

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown - site not being promoted.
Overall Achievability: Unknown

Conclusion

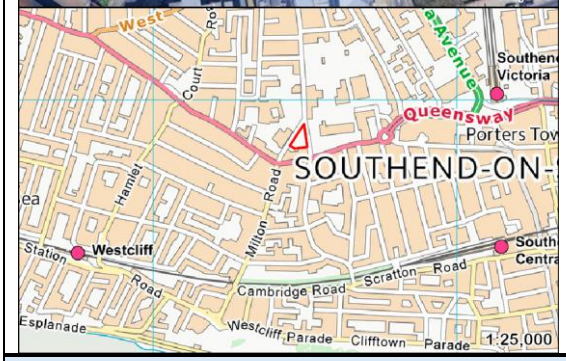
Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	65	65	HELAA 2026 (200 dph) assumption	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The site is not being promoted and is therefore currently not available, but may offer potential for development (subject to parking provision). Consider in UCS.	**Status** UCS





Site Ref: HEA088	**Size (ha):** 0.241
Site Name: North Road Car Park - SS1 1PW	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Car park	
Potential Use(s): Residential/ Mixed use	
Source: SHLAA/HELAA	
Context and Surrounding Uses: Surface level car park to the rear of mixed use buildings (commercial and residential) on the London Road, with access from North Road. Located close to the city centre. Nazareth House site directly opposite, across Brighten Road.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.241ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints with no designated use. May require justification for loss of parking.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to North Road
Local Services: Good	c. 90m to Primary School, C. 330m to Secondary School, C. 120m to Shops, C. 400m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown - site not being promoted.

Overall Achievability: Unknown

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	24	24	HELAA 2026 assumption (100 dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: The site is not being promoted and is therefore currently not available, but may offer potential for development (subject to parking provision). Consider in UCS.	**Status** UCS





Site Ref: HEA094	**Size (ha):** 1.391
Site Name: Warrior Square - SS1 2JJ	
Neighbourhood: Southend Central	**Type:** Brownfield Urban/ Greenfield
Current Use: Car park	
Potential Use(s): Residential/ Mixed use	
Source: Council	
Context and Surrounding Uses: Surface level car park located in Southend Central Area. Adjacent to the Warrior Square Conservation Area - primarily residential in character with two storey buildings, and Warrior Square Skate Park and green space to the east. Two storey buildings in the wider site, in commercial use. Residential uses to the south, on Whitegate Road. Chichester Road to the west has more commercial character, and some taller buildings.	
Relevant Planning History: 18/02133/FUL Expired	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.391ha (100%)	No strategic constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints with no designated use. May require justification for loss of parking. Existing green space and skate park on site.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Warrior Square/ Chichester Rd/ Queensway
Local Services: Good	c. 380m to Primary School, c. 1000m to Secondary School, c. 13m to Shops, c. 23m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown.

Overall Achievability: Unknown

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	200	200	HELAA 2026 assumption (200dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

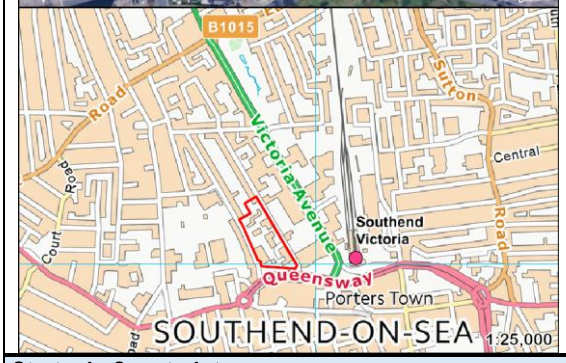
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS **Emp Conclusion:** N/A

Site Conclusion Summary: The site is not being promoted and is therefore currently not available, but may offer potential for development (subject to parking provision). Consider is UCS.

Status UCS





Site Ref: HEA095; EA015	**Size (ha):** 2.129
Site Name: Baxter Avenue (SCAAP Opportunity Site PA8.2)	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Residential/ Employment/Regen site	
Potential Use(s): Residential	
Source: SCAAP allocation/ landowner	
Context and Surrounding Uses: The site includes a residential housing estate including a range of buildings of between 2 and 11 storeys including Catherine Lodge (Care Home), Alexandra Court & The Clusters. In use as both residential and Care Home.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 2.129ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Baxter Avenue
Local Services: Good	C. 100m to Primary School, C. 750m to Secondary School, C. 45m to Shops, C. 145m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	600	340	SCAAP PA8.2 (500 gross, 240 net)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

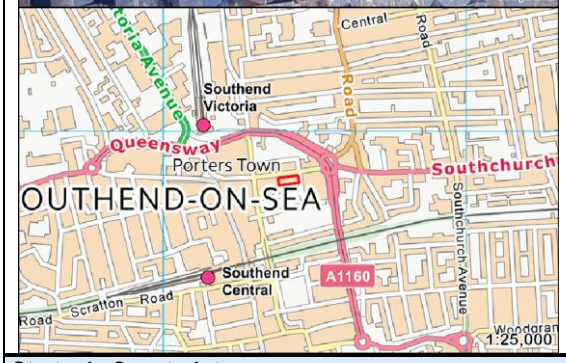
Capacity Commentary: SCAAP PA8.2 – consider in UCS (availability unknown)

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status: UCS





Site Ref: HEA122	**Size (ha):** 0.161
Site Name: (Warrior House) 42-82 Southchurch Road - SS1 2LZ	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential/ Mixed use	
Source: Planning	
Context and Surrounding Uses: The site is located on the south side of Southchurch Road and to the west of Warrior Square East. Contains a three-storey building with commercial uses on the ground floor (retail, fast food take-away etc.).	
Relevant Planning History: 15/00686/PA3COU – Change of use of first floor offices (Class B1(a)) to 19 flats, Refused 18/06/15	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.161ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from Southchurch Road
Local Services: Good	C. 480m to Primary School, C. 1.1km to Secondary School, adjacent to Shops, C. 60m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown - previous planning	**Available When:** Medium-term to Long-term
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown - previous planning history
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	19	19	HELAA 2026 assumption	0	0	0	0	0
Employment	0	-1,531	Planning history	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** Potential

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA152	**Size (ha):** 0.471
Site Name: Northumbrian Water site - North Road	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Art studios	
Potential Use(s): Residential/ mixed use (cultural)	
Source: SHLAA	
Context and Surrounding Uses: Former water board site, located on North Road to the northern edge of Southend Central Area. In use as artists' studios.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.471ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from North Road
Local Services: Good	C. 285m to Primary School, C. 940m to Secondary School, C. 110m to Shops, C. 145m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	47	47	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

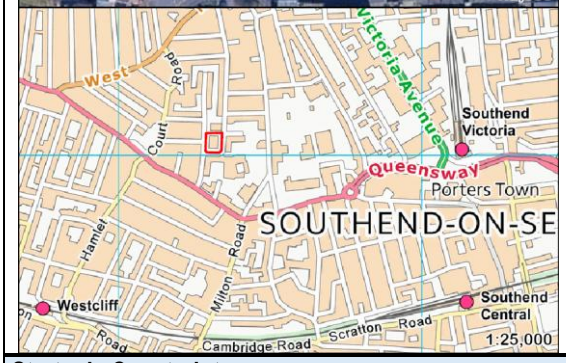
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** UCS

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA224	**Size (ha):** 0.339
Site Name: Buckingham House, Salisbury Avenue, Westcliff	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 1 and 2 storey building currently occupied as sheltered housing. Located in a residential area adjacent to residential tower blocks and a community centre.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.339ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site occupied by a vacant building. There are no fundamental constraints to development. Potential overlooking issues to adjacent tower blocks could limit upward extensions. Accessed via a small residential road. The site may also be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Moderate	Bus stop c.130m south with frequent bus services. Access direct to Salisbury Ave to wider central road network. In a central location. 2 Train Stations within 1km.
Local Services: Good	Adjacent to a Primary school. c.500m south to Secondary school. c.300 to multiple GPs. Central location with full array of services and shops in close proximity.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is within an attractive market area with reasonable values. Initial appraisal suggests development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	68	40	HELAA 2026 assumption	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: In existing residential use, not being promoted. Consider in UCS.	**Status** UCS





Site Ref: HEA238	**Size (ha):** 0.316
Site Name: Norman Harris House, 450 Queensway, Southend	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Sheltered Housing	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Part 4 and 3 storey building currently in use as sheltered accommodation. In a prominent location fronting the A1160 onto a roundabout. Green space to the rear with car parking to the west.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.316ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: The site slopes gently to the south. Relatively free of development constraints. There may be overlooking constraints to the nearby residential uses. Potential noise/pollution issues with main road. The site may also be contaminated: this requires further investigation.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	The site is central located with bus stop that are well served by routes with frequent services. Good access to road network. c.750m to two train stations.
Local Services: Moderate	c.450m North to Primary school. c.1.6km west to Secondary school. c.630m east to GP. Centrally located site with various services within 500m.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values. Initial viability testing indicates viability challenges for such redevelopment and regeneration activity.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	63	35	HELAA 2026 density assumption	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

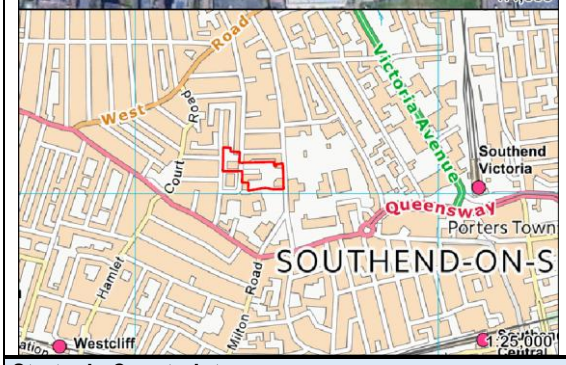
Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS — **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, not being promoted. Consider in UCS.

Status: UCS





Site Ref: HEA255	**Size (ha):** 1.543
Site Name: Blackdown Brecon & Grampian Tower Blocks	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Residential estate comprising three 16 storey towers, a community centre, garages and landscaped area. The site is in a central. Generally low-rise residential area with site adjacent to a primary school.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 1.543ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site currently in use but it is relatively free of development constraints. The site may though be contaminated: this requires further investigation. Potential overlooking issues with nearby residential dwellings. Majority of site located within Southend Central Area (Policy KP1) and is a focus for growth.
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: ModerateYes	Bus stop c.130m south with frequent bus services. Access to Salisbury Ave. Centrally located. Two Train Stations within 1km.
Local Services: Good	Adjacent to a primary school. c.500m south to Secondary school. c.300 to multiple GPs. Central location with full array of services and shops in close proximity.

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Site is in area with comparatively lower values, but initial viability testing suggest development would be economically viable.

Overall Achievability: Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	309	78	HELAA 2026 assumption (50dph)	0	0	0	0	0
Employment	-	-	-	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS | **Emp Conclusion:** N/A

Site Conclusion Summary: In existing residential use, not being promoted. Consider in urban capacity study.

Status
UCS



Site Ref: HEA276	**Size (ha):** 7.332
Site Name: Woodgrange Drive Estate	
Neighbourhood: Southend Central	**Type:** Brownfield
Current Use: Residential	
Potential Use(s): Residential	
Source: Council	
Context and Surrounding Uses: Housing estate located on the eastern edge of Southend central area, in close proximity to the seafront. Two-Five storey social housing.	
Relevant Planning History: No recent relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 4.703ha (64%)	No strategic constraints
SAC: No	**Anc. Woodland:** No	**Zone 2:** 1.995ha (27%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.634ha (9%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Various including Kursaal Way
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Slightly Sloped	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Adjacent to Kursaal Conservation Area/ Listed Building
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Existing access
Local Services: Good	C. 430m to Primary School, C. 1.3km to Secondary School, C. 15m to Shops, C. 145m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown - in existing use as housing estate
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	1,100	370	HELAA Assumption	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: Assumption - HELAA 2026 at 150dph

Housing Conclusion: UCS	**Emp Conclusion:** n/a

Site Conclusion Summary: The availability of the site is unknown. In use as residential housing estate. To be considered in Urban Capacity Study.	**Status** UCS





Site Ref: HEA113	**Size (ha):** 0.274
Site Name: Land rear of (Camelia Hotel) 178 Eastern Esplanade - SS1 3AA	
Neighbourhood: Thorpe Bay	**Type:** Brownfield
Current Use: Car Park	
Potential Use(s): Residential	
Source: Landowner (CfS)	
Context and Surrounding Uses: Surface level car park to the rear of the Camelia Hotel. Access from Liftstan Way. Located close to the seafront. The site is enclosed primarily by residential uses to all sides, with some hotel/ guest houses on Eastern Esplanade.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.000ha (%)	Flood Zone 3
SAC: No	**Anc. Woodland:** No	**Zone 2:** 0.000ha (%)	
SSSI: No	**Airport PSZ:** No	**Zone 3:** 0.274ha (100%)	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site located adjacent to seafront. Potential flood risk (zone 3).
Summary of Constraints Scoring: High

Site Suitability

Accessibility: Moderate	Access from Liftstan Way
Local Services: Moderate	C. 495m to Primary School, C. 1218m to Secondary School, C. 715m to Shops, C. 75m to GP

Overall Suitability: Not Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown - FRZ3.
Overall Achievability: Unknown

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	HELAA 2026 capacity assumption	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption suggests a capacity of 9 units.

Housing Conclusion: UCS	**Emp Conclusion:** N/A

Site Conclusion Summary: The site could yield 9 units, however it is located in FZ3 and is no longer being promoted. To be considered in urban capacity study	**Status** UCS





Site Ref: HEA192	**Size (ha):** 0.056
Site Name: 543-545 London Road - SS0 9LJ	
Neighbourhood: Westcliff	**Type:** Brownfield
Current Use: Commercial	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Four storey building fronting London Road A13, in an area of mixed scale and character. Surrounding uses primarily commercial, with some residential uses to upper floors.	
Relevant Planning History: 19/02077/FUL Complete 2021-22	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.056ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** Potential
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: GoodYes	Access from London Road
Local Services: Good	C. 680m to Primary School, C. 880m to Secondary School, close to local Shops, C. 440m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	6	6	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 density assumption (100dph).

Housing Conclusion: UCS	**Emp Conclusion:** UCS

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA194	**Size (ha):** 0.087
Site Name: 467-473 London Road - SS0 9LG	
Neighbourhood: Westcliff	**Type:** Brownfield
Current Use: Retail	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Two storey building occupied by Cooperative convenience store with frontage onto London Road A13 and Ramuz Drive. Varied scale and character to London Road, primarily with commercial ground floor uses and some residential uses to upper floors. Recent development adjacent to the site, of four storeys with dentist to ground floor and residential above.	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.087ha (100%)	No
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: No	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Limited constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access from London Road
Local Services: Good	C. 550m to Primary School, C. 900m to Secondary School, close to Shops, C. 250m to GP, Health Centre, Hospital

Overall Suitability: Suitable

Availability

Intention to Develop: Unknown	**Available When:** Rejected - Availability Unknown
Ownership/Legal: Private	**Overall Availability:** Availability Unknown

Barriers to Delivery/Market Assessment: Unknown
Overall Achievability: Unknown - Potentially Achievable

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	9	9	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

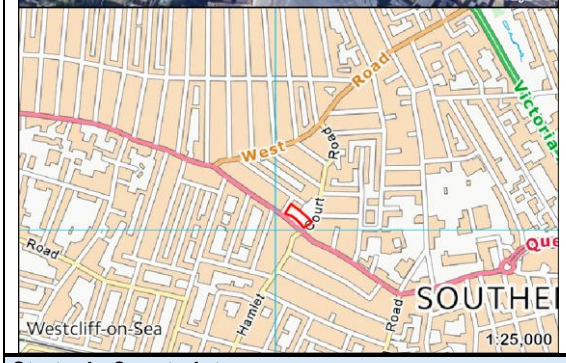
Capacity Commentary: HELAA 2026

Housing Conclusion: UCS	**Emp Conclusion:** UCS

Site Conclusion Summary: The availability of the site is unknown. To be considered in Urban Capacity Study.

Status
UCS





Site Ref: HEA195	**Size (ha):** 0.271
Site Name: Hamlet Court Road Car Park	
Neighbourhood: Westcliff	**Type:** Brownfield
Current Use: Car Park	
Potential Use(s): Residential	
Source: HELAA 2018	
Context and Surrounding Uses: Surface level car park located in Westcliff, adjacent to the Westcliff District Centre and Hamlet Court Road Conservation Area, with a mix of uses nearby including commercial and residential. Bus stops to the front of the site. Part of Car Park considered in Local Plan (not including this area).	
Relevant Planning History: No relevant planning history	

Strategic Constraints

Ramsar: No	**National NR:** No	**Flood Risk**	Excluded at Step 1? No
SPA: No	**Sch. Monument:** No	**Zone 1:** 0.271ha (100%)	No Strategic Constraints.
SAC: No	**Anc. Woodland:** No	**Zone 2:** None	
SSSI: No	**Airport PSZ:** No	**Zone 3:** None	

Local, Policy and Site Constraints

Landscape, Ecology and Heritage Constraints		Policy and Site Suitability Characteristics	
Green Belt: No	**LWS/SNCI:** No	**Minerals Policy:** No	**Amenity Factors:** No
Coast Belt: No	**Local Nature Res:** No	**Waste Policy:** No	**Access:** Existing
Landscape: Low Sensitivity	**Conservation Area:** No	**Designated Use:** No	**Existing Prow:** No
Topography: Flat	**Listed Building:** No	**Major Hazard:** No	**Ground Cond:** None Identified
TPOs: No	**Locally Listed:** No	**Noise/AQ:** No	**Agri Land:** No

Summary of Constraints: Brownfield site that is relatively free of constraints
Summary of Constraints Scoring: Low

Site Suitability

Accessibility: Good	Access to Hamlet Court Road
Local Services: Good	c. 265m to Primary School, c. 524m to Secondary School, c. 11m to Shops, c. 130m to GP

Overall Suitability: Suitable

Availability

Intention to Develop: Not being promoted.	**Available When:** Rejected - Not Being Promoted
Ownership/Legal: Council	**Overall Availability:** Unavailable

Barriers to Delivery/Market Assessment: Unknown - current use
Overall Achievability: Unknown

Conclusion

Capacity	Gross	Net	Source:	1-5	6-10	11-15	16-20	20+
Housing	27	27	HELAA 2026 assumption (100dph)	0	0	0	0	0
Employment	-	-	n/a	0	0	0	0	0

Capacity Commentary: HELAA 2026 assumption

Housing Conclusion: UCS	**Emp Conclusion:** UCS

Site Conclusion Summary: Site potentially suitable for housing, subject to parking requirements, but not being promoted (small part of car park being promoted and considered in Local Plan – excluding this area of the car park).	**Status** UCS

Appendix 2 Table of Rejected Sites

Ref	Site Name	Status
HEA089	Finchley Road Synagogue - SS0 8AD	Rejected – unavailable; in use as synagogue
HEA111	Land West of Purley Way garage site - SS0 0JY	Rejected – protected green space
HEA112	Avro Centre - Avro Road - SS2 6UX	Rejected – unavailable; proximity to airport
HEA138	Land at Mendip Crescent - SS0 0HN	Rejected – protected open space
HEA149	15 Marine Parade - SS9 2NA	Rejected – availability unknown, yield <5
HEA150	32 East Street - SS2 6LH	Rejected – availability unknown, yield <5
HEA151	925 London Road - SS9 3LQ	Rejected – availability unknown, yield <5
HEA155	164-167 Eastern Esplanade - SS1 2YB	Rejected – unavailable, complete/ yield <5
HEA156	188 West Road - SS0 7AE	Rejected – availability unknown, yield <5
HEA157	155-161 Westborough Road - SS0 9JF	Rejected - unavailable, complete/ yield <5
HEA158	790-792 London Road - SS9 3NJ	Rejected - unavailable
HEA159	Allotment site - Elm Road - SS3 9RZ	Rejected – allotment site.
HEA160	Land at Warners Bridge (access from Warners Bridge Chase - SS4 1JE)	Rejected - unavailable, not suitable for residential
HEA162	Garages 5-9 & 11 Fraser Close - SS3 9YT	Rejected – yield <5
HEA163	Garages 2 - 8 Fraser Close SS3 9YT	Rejected – yield <5
HEA168	Industrial Uses - 14-28 Cricketfield Grove - SS9 3EL	Rejected – availability unknown, yield <5
HEA170	11 & 15 Chalkwell Esplanade - SS0 8JQ	Rejected – availability unknown
HEA175	1379-1383 London Road - SS9 2SA	Rejected – availability unknown, yield <5
HEA179	1133 London Road - SS9 3JJ	Rejected – availability unknown, yield <5
HEA182	944-946 London Road - SS9 3NF	Rejected – availability unknown, yield <5
HEA184	1069 & 1069a London Road - SS9 3JP	Rejected – unavailable, yield <5
HEA188	983-1003 London Road - SS9 3LB	Rejected – yield <5
HEA193	499 London Road - SS0 9LG	Rejected – availability unknown, yield <5
HEA198	North Street Car Park - Leigh-on-Sea - SS9 1QE	Rejected – unavailable, yield <5
HEA207	Jones Memorial Recreation Ground - SS2 5NF	Rejected – protected green space
HEA208	Thorpe Hall Golf Club - SS1 3AT	Rejected – unavailable, protected green space, in use as golf course
HEA211	Car park's junction - New Road - SS9 2EA	Rejected – unavailable, yield <5
HEA212	Car park adjacent 20 Leigh Hill - SS9 2DN	Rejected – unavailable, yield <5
HEA260	Aldi Store, Eastern Avenue, Southend-On-Sea, SS2 5YB	Rejected – not suitable for residential, redeveloped as a supermarket
EA017	Pitmans Close	Rejected – unavailable, not suitable for residential
EA024	Land at Nestuda Way & Eastwoodbury Lane (intersection)	Rejected – unavailable, close proximity to airport runway/ not suitable for residential
EA029	Elmer Square Phase 2	Rejected – unavailable, in use as green space and play area